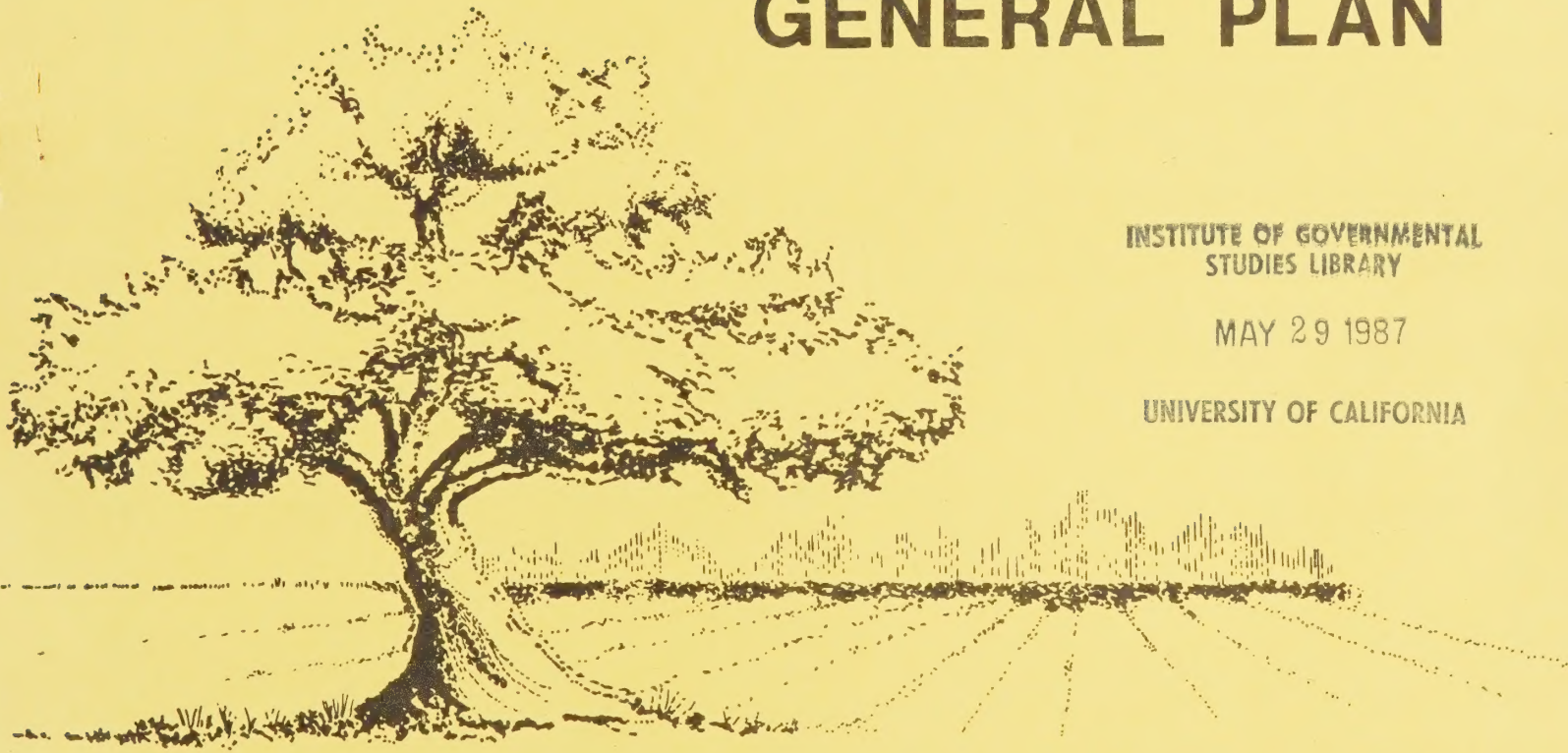


# ***CONSERVATION ELEMENT***

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of The  
**WASCO**

**GENERAL PLAN**



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C O N S E R V A T I O N

an ELEMENT of the

WASCO

G E N E R A L   P L A N

KCG   CE-3

1973

KERN COUNTY, CALIFORNIA

Prepared by the staff of the

KERN COUNTY COUNCIL OF GOVERNMENTS - KERN COG

In cooperation with the City Planning Commission





The preparation of this document was financed in part through a comprehensive planning grant from the U.S. Department of Housing and Urban Development under the provisions of Section 701 of the Housing Act of 1954, as amended, and through the auspices of the Council on Intergovernmental Relations of the State of California.



ABSTRACT

TITLE: Conservation an Element of the Wasco General Plan  
AUTHOR: City of Wasco Planning Commission in cooperation  
with Kern COG  
SUBJECT: Plan for conservation development and utilization of natural  
resources.

DATE: June 26, 1973

LOCAL  
PLANNING  
AGENCY:

City of Wasco Planning Commission

SOURCE OF  
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City of Wasco Planning Commission  
Wasco, California, 93280

HUD/CIR  
PROJECT NO.: UPA/1020.07

NO. OF  
PAGES:

89

ABSTRACT: This report is concerned with the conservation, development,  
and utilization of natural resources. It includes plans for  
water, hydraulic forces of water, forests, soils, rivers and  
other waters, fisheries, wildlife, minerals and other natural  
resources. The sections dealing with water were developed in  
coordination with the Kern County Water Agency and all  
district agencies which have developed, served, controlled or  
conserved water for any purpose.

The plan identifies general goals and policies, and outlines  
a course of action for implementing the plan.

This element was adopted by the City Council on June 26,  
1973.

Resolution No. 502.





## PREFACE

We depend on the land for living space, food and fiber, transportation, industry, water supply, wildlife, recreation, and waste disposal. Our management of the land should allow every present and future citizen the opportunity to enjoy a full and fruitful life, not merely a minimal existence. The use of land and other resources must be balanced against the need to maintain the environment on which our population depends.

Conservation is concerned with the management, protection, utilization, and improvement of the land. This element of the general plan is developed to call attention to and assist in decision making which is necessary for long range comprehensive land use planning. Such planning must reflect realistic consideration of diverse factors such as soil, water, climate, population, transportation, taxation, and economics.

The people of this city desire to formulate and implement a policy that will conserve the land by guiding its use and development for the benefit of all. It is for this purpose that the plan has been prepared and adopted.



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## SUMMARY

This plan is primarily concerned with conservation of natural resources and with environmental issues which have an effect on such resources. A primary purpose of the plan is to provide guidelines for making decisions regarding natural resource conservation programs and needs. One of the first steps in preparing the plan is the identification of the community needs. The presence of such conservation needs has been declared by the state legislators who mandated that a conservation element be included in the general plan of each county and city in California.

A projection of conservation needs of the nation as a whole, in line with estimated population growth, indicates that a massive future effort will be needed if the areas to be conserved are to match the future requirements.

A review of the cities' present level of conservation efforts was made to determine what measures are being taken and to determine where present efforts are deficient. This review laid the foundation for developing conservation objectives, policies, and goals for the program of development, conservation, and utilization of natural resources. The scope of the conservation element includes programs for water, hydraulic forces of water, forests, soil, rivers and other waters, fisheries, wildlife, minerals and other natural resources. This plan examines these factors. It considers the planning steps and establishes priorities for the development of the plan. It is intended to determine and influence the cities' conservation trend, as well as to anticipate changes in the direction of concepts in conservation. It is designed to meet the present and future needs of the city residents at a level that is acceptable to the community.

The County of Kern has adopted an Open Space and Conservation Element as part of their General Plan. It includes all of the unincorporated area of the county. Many factors considered in this regional plan are not applicable to a more restrictive plan such as the cities'. However, there are features in the county plan, such as water, soil and hydraulic forces of water, which are not limited to political boundaries and should be planned jointly by the city and county.

The city residents have a vested interest in the county area which affects the quality of their lives. Besides the general interest, a major sphere of interest exists in the area surrounding the city. For this reason, the city herein adopted goals and policy statements regarding such natural resources as forests and fisheries, which are not found within the city. Cooperation between the city, county, and state planners is encouraged so the interests of all citizens can be protected.

The maps showing natural resources that are regional in character were prepared by the County Planning Department. Their assistance and cooperation is greatly appreciated.



## CONSERVATION the Challenge

Traditionally, the outdoors has been an important part of American life--first as a wilderness to be conquered and then as a source of inspiration, recreation, and subsequently, exploitation.

Since the end of World War II, land has been consumed at a prodigious rate. This year alone, more than a million acres (approximately 1,600 square miles) of American landscape will be converted to sites for subdivisions, shopping centers, highways, industrial plants, and the other needs of an increasing urbanized and industrialized nation.

Land uses near urban areas are being fixed permanently and, more often than not, with inadequate consideration given to such problems as drainage, water supply, waste disposal, and recreation. In the next 40 years land space consumed by urban uses will double. Most of the families who move to the new developments are searching for a more livable environment--for restful and enjoyable surroundings of trees, grass, and open-space instead of asphalt and concrete. But, too often, wooded areas, agricultural land, and stream channels surrounding new developments are soon cleared, covered with houses, and buried in culverts or cement for still bigger developments. Little regard is given to the preservation of natural resources. Areas of flooding become residential communities, stream channels become clogged with examples of man's technology, water supplies are polluted, water sheds destroyed, soils eroded away, and farm land lost from production.

The challenge to the people of this city is to take a stand. Now is the time to determine the natural resources that are of value in the community. Now is the time to take action to ensure that the things that are important to the enjoyment and well-being of the community are **not exploited** by private interests, but preserved for the future.





## · CONSERVATION DEFINED

This state has demonstrated an unparalleled capacity to build and develop the economic resources needed to provide its citizens with a high standard of living. However, it is becoming increasingly obvious that a greater organized effort must be directed toward protecting and enhancing the natural resources and environment. To accomplish this end, this conservation element is included in the various elements of the general plan adopted by the city.

CONSERVATION, as used in this element of the general plan, is defined as:

The official care, development, preservation, and utilization of such resources as water, soils, rivers and other waters, fisheries, wildlife, minerals, and other natural resources.

The State Law provides that conservation elements may cover such additional features as:

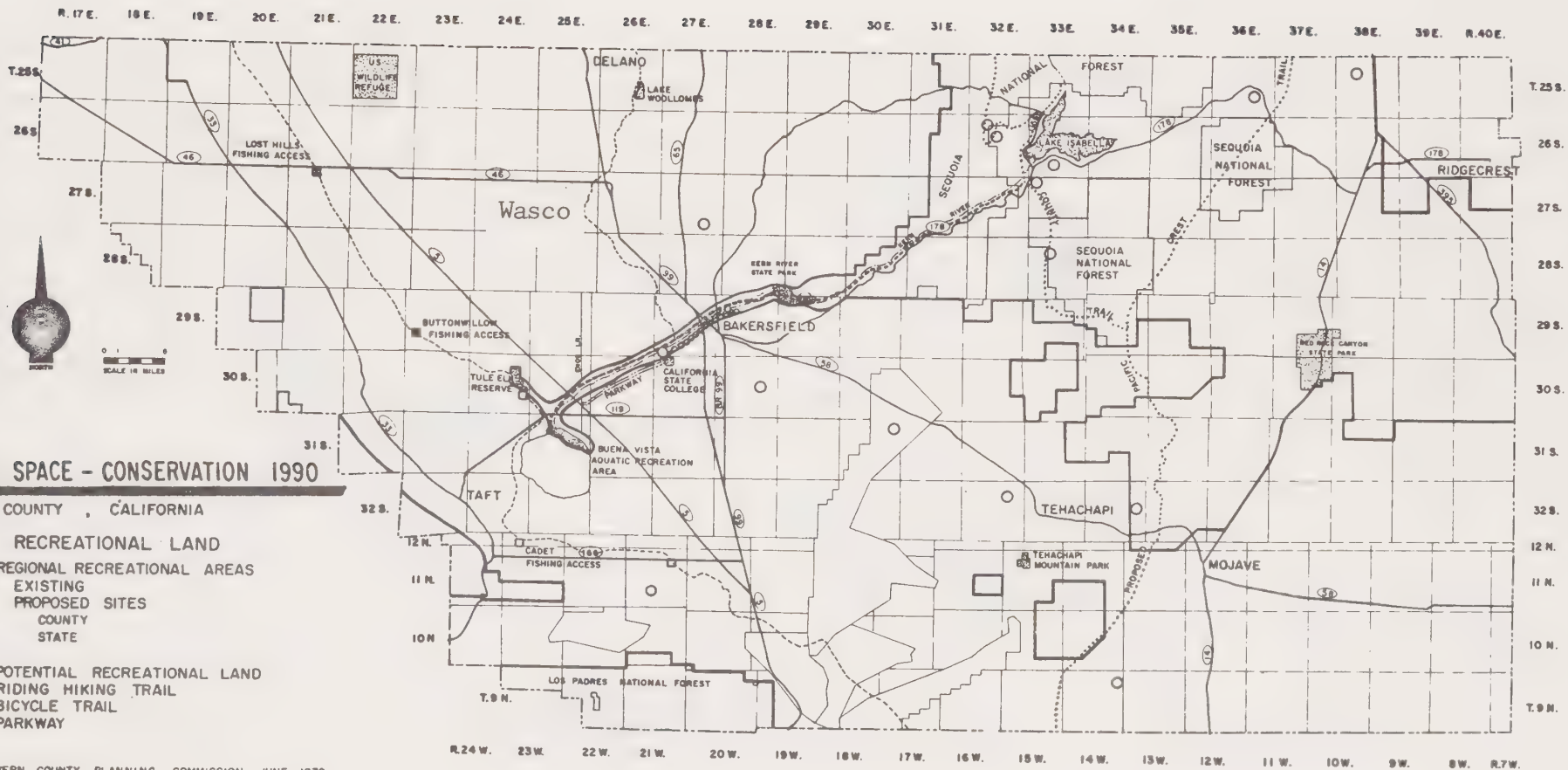
1. The reclamation of land and water.
2. Flood control.
3. Prevention and control of the pollution of streams and other waters.
4. Regulation of the use of land in stream channels and other areas required for the accomplishment of the conservation plan.
5. Prevention, control, and correction of the erosion of soils, beaches, and shores.
6. Protection of water sheds.
7. The location, quantity, and quality of the rock, sand, and gravel resources.



# OPEN SPACE - CONSERVATION 1990

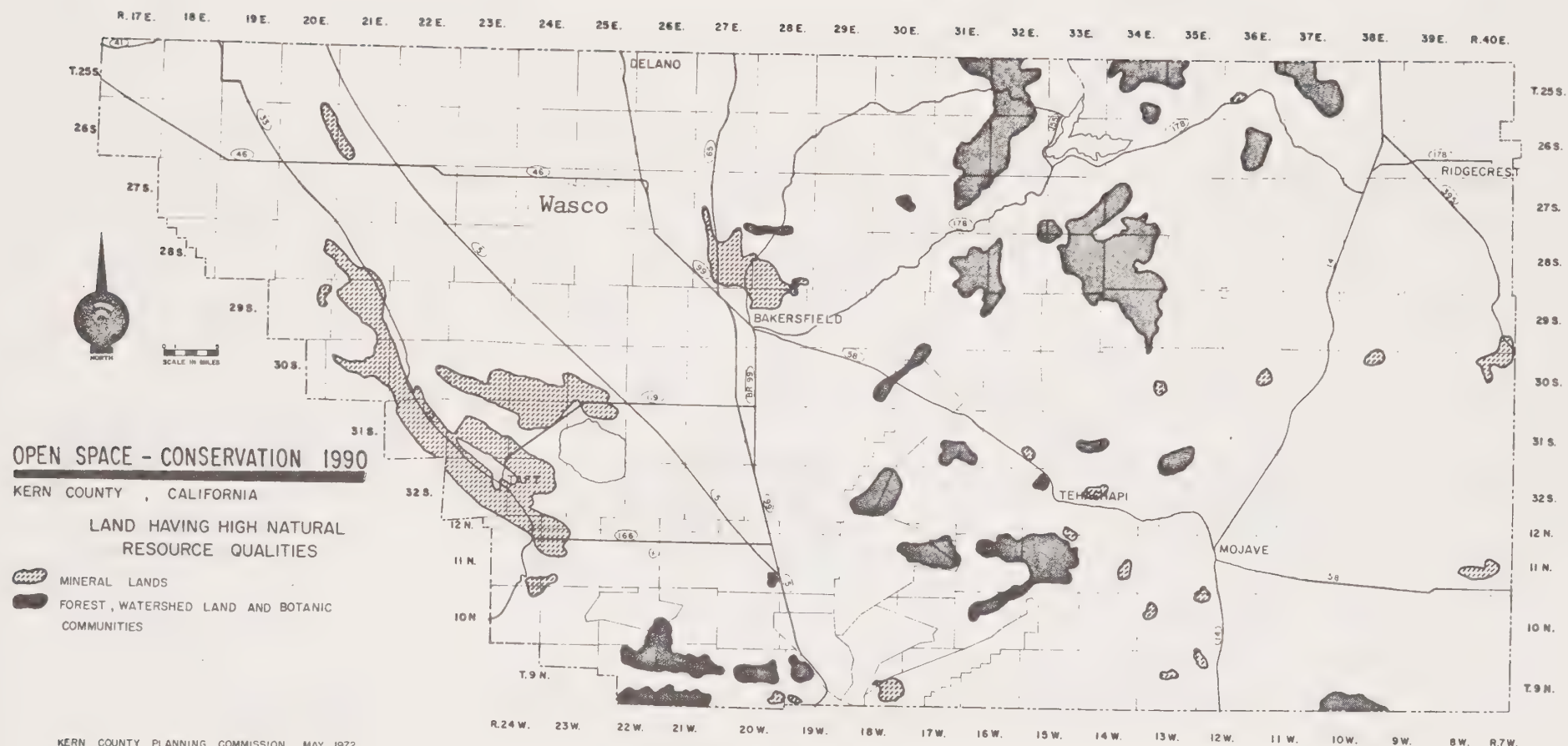
KERN COUNTY, CALIFORNIA

- RECREATIONAL LAND
- REGIONAL RECREATIONAL AREAS
- EXISTING
- PROPOSED SITES
- COUNTY
- STATE
- POTENTIAL RECREATIONAL LAND
- RIDING HIKING TRAIL
- BICYCLE TRAIL
- PARKWAY

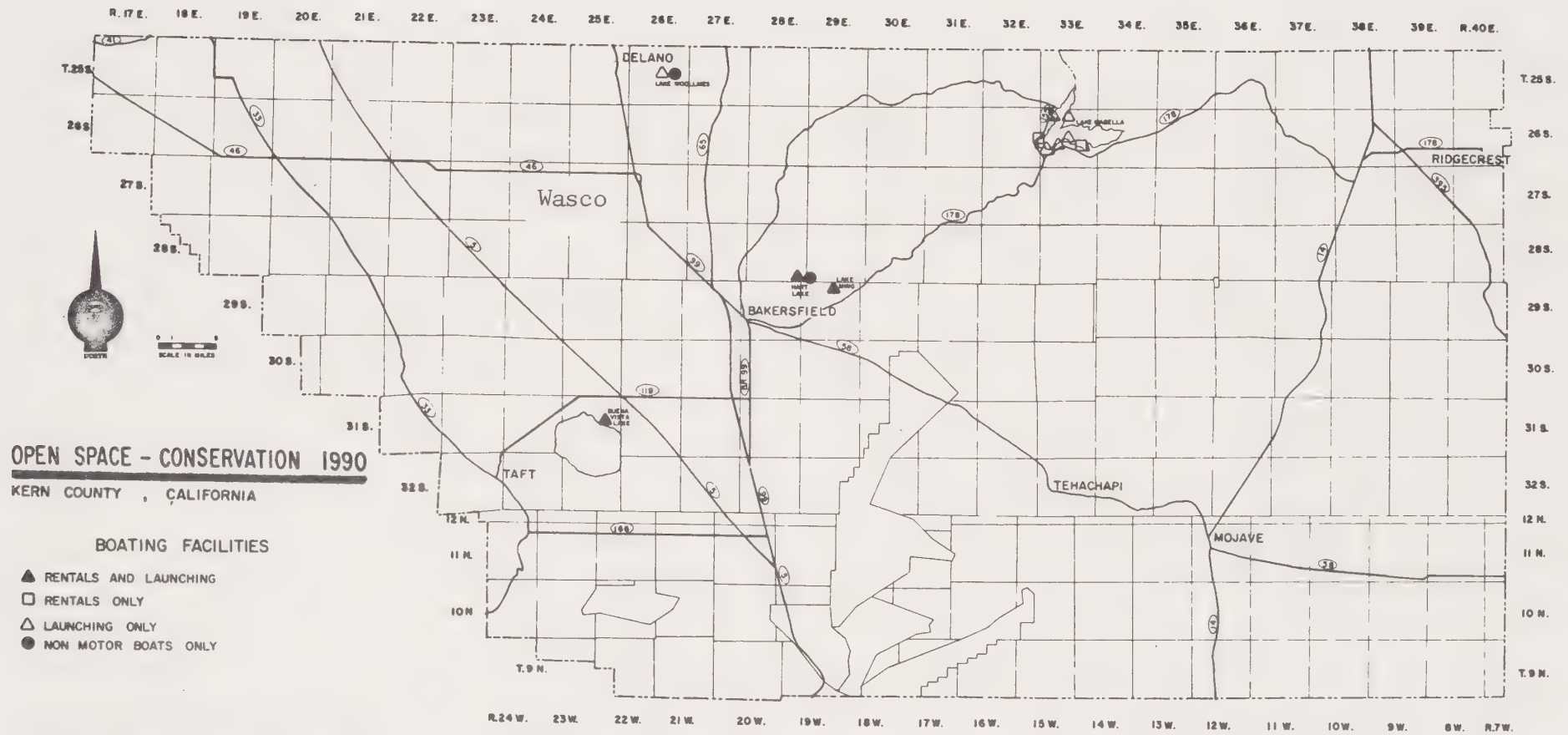
















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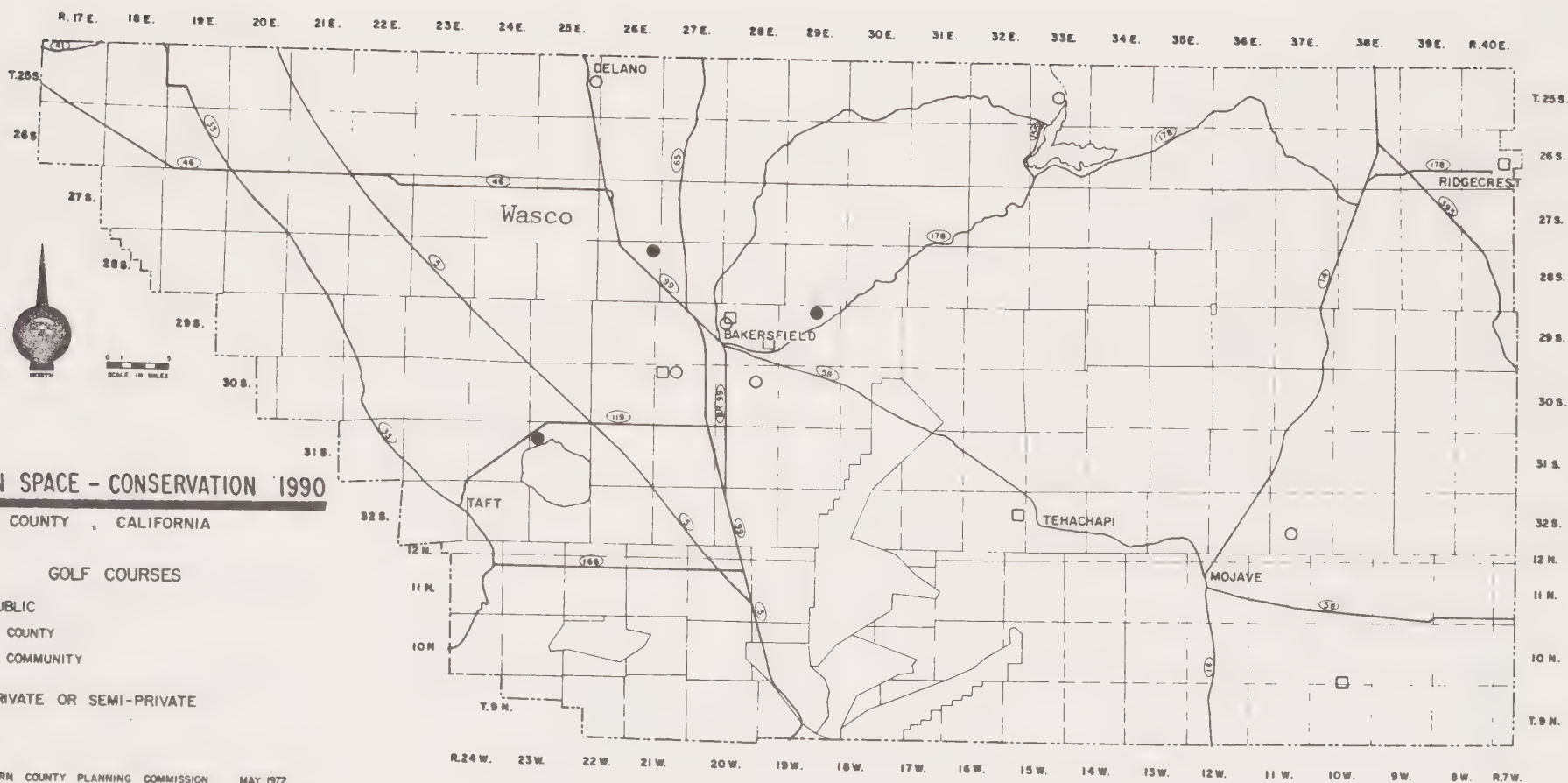
KERN COUNTY, CALIFORNIA

## GOLF COURSES

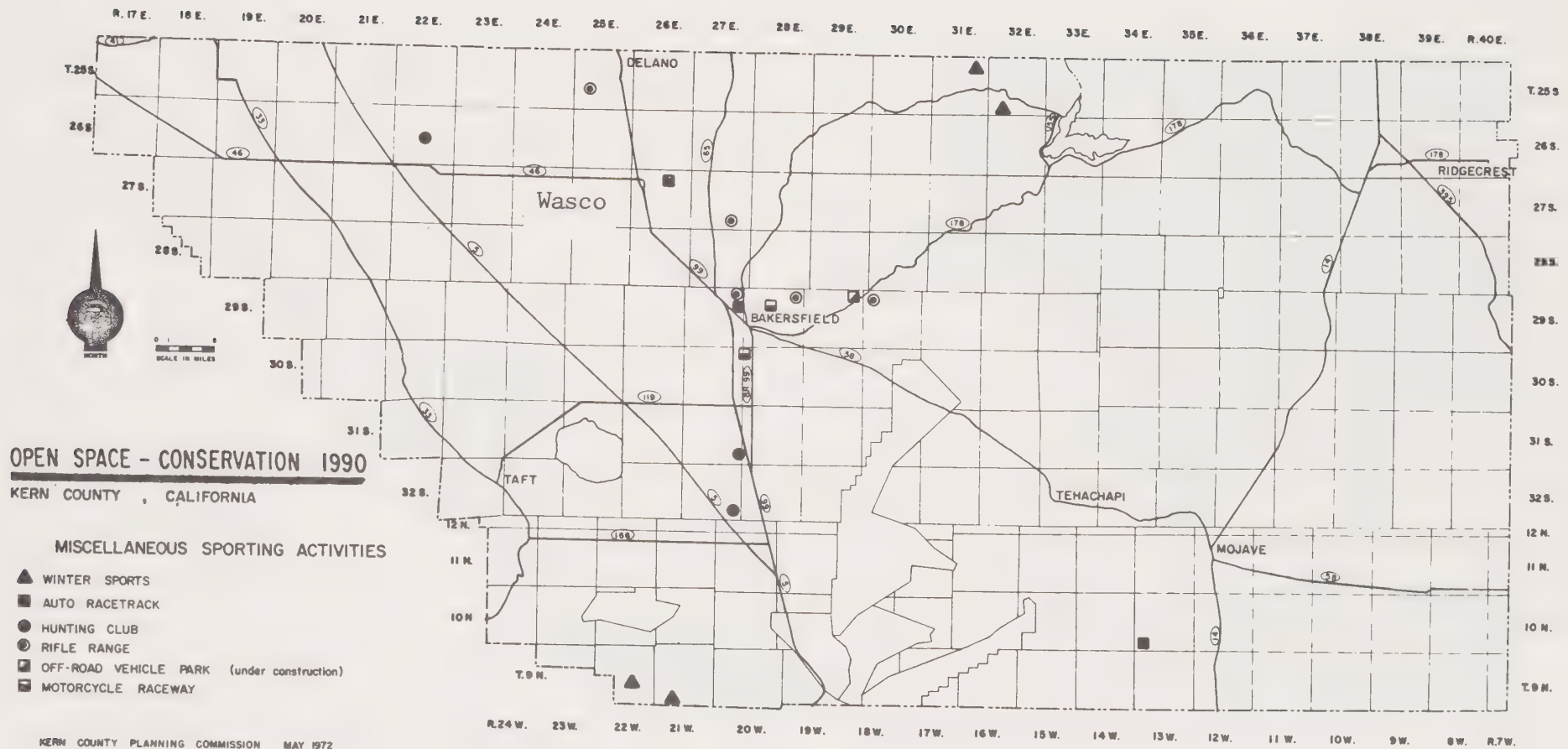
PUBLIC

- COUNTY
- COMMUNITY

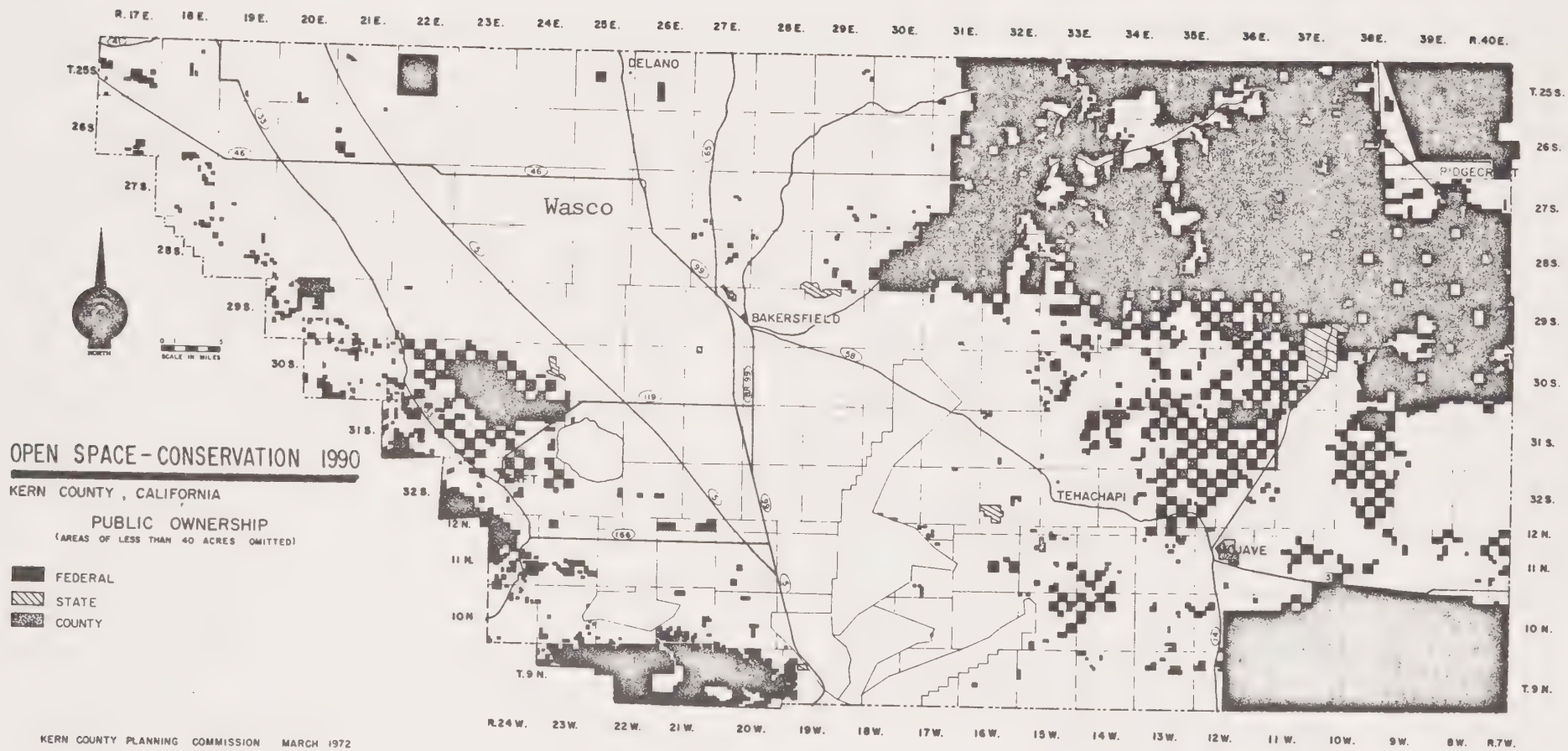
□ PRIVATE OR SEMI-PRIVATE















GOALS  
General

The following are declared to be the goals regarding conservation:

1. Develop and maintain a series of land conservation policies, including standards and criteria which can serve as guides to the planning efforts. These policies are developed in order to accommodate conservation, development and utilization of natural resources consistent with the production and wise management of our natural resources.
2. Fulfill the responsibilities of each generation as trustee of natural resources for succeeding generations.
3. Assure for all citizens a safe, healthful, productive, and esthetically and culturally pleasing surroundings.
4. Attain the widest range of beneficial uses of the natural resources without degradation, risk to health or safety, or other undesirable and unintended consequences.
5. Preserve important historical, cultural, and natural aspects of our natural heritage and maintain, wherever possible, an environment which supports diversity and variety of individual choice.
6. Achieve a balance between population and natural resource use which will permit high standards of living and a wide sharing of life's amenities.
7. Enhance the quality of renewable resources and approach the maximum attainable recycling of depletable resources.



## THE PROGRAM

### STATEMENTS OF DEVELOPMENT POLICIES Objectives & Principles

While the resources must be shepherded more effectually in the future if we are to improve the quality of life for all citizens, care must be taken to insure that a balanced perspective is maintained. Traditional freedoms must be preserved and not subjected to unnecessary restrictions. A completely controlled economy, a totally planned and regimented environment, is as much of an anathema to the citizen as a completely unregulated and chaotic society.

The purpose of these plans is to achieve a proper balance within the constitutional structure of government in a free society.

By developing appropriate conservation standards, local government will have a definite framework within which they may develop more specific goals and policies to meet their concern and responsibility.

#### Objectives

This plan was developed in order:

- To provide the planning commission and the city council with guidance to carry out the goals and policies "to protect, conserve, develop, and utilize the natural resources and wildlife of the state".
- To preserve the rights of the people to the enjoyment of the environment.
- To assure access by the public to open-space and recreational facilities.
- To maintain areas of natural beauty and make them available for enjoyment of the people.
- To propagate and protect fish and game.
- To maintain and improve wildlife habitat.
- To acquire and improve land and water areas for purposes of recreation.



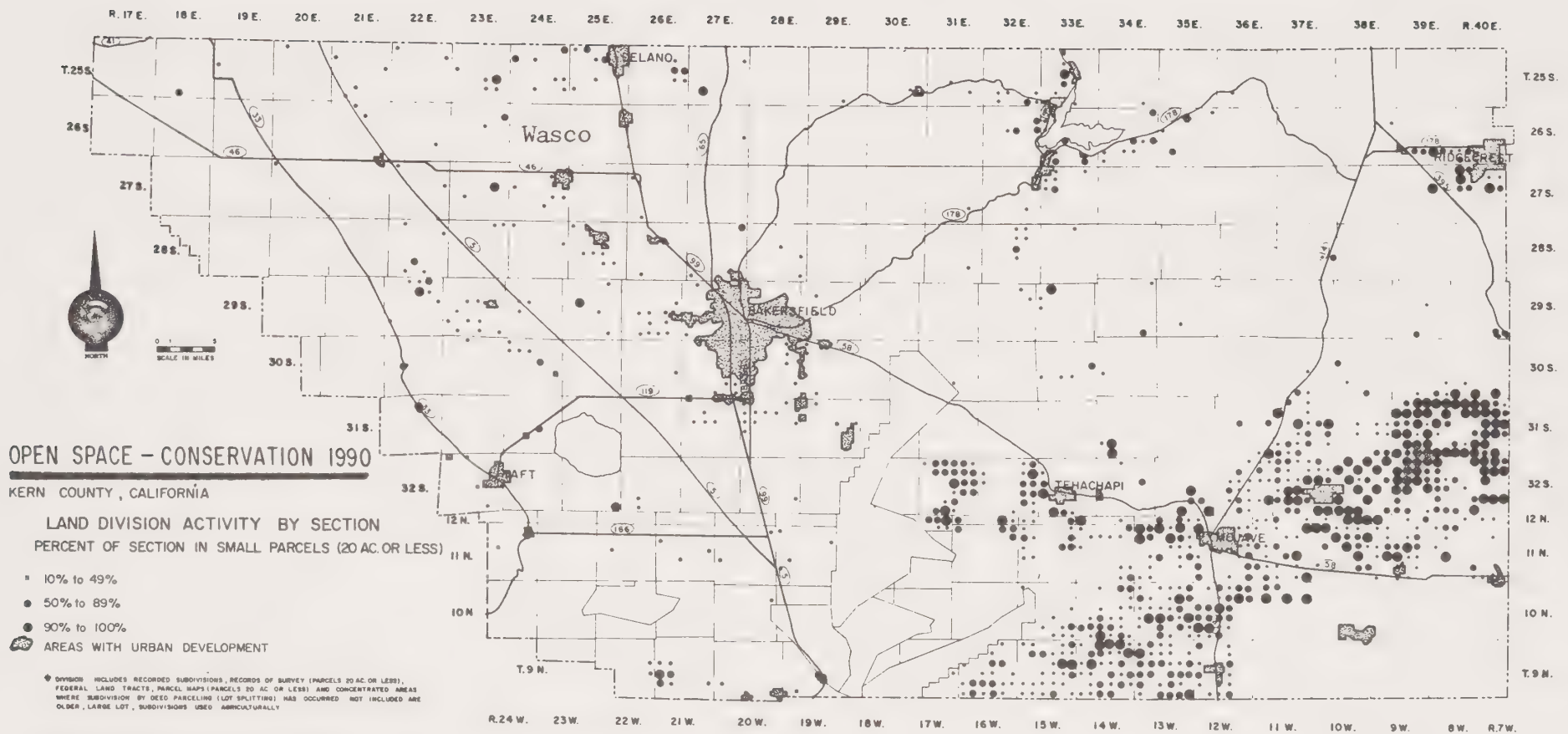


## Principles

This report was prepared in consideration of the following basic principles:

1. Decisions on environmental problems should be made:
  - a. At the level of government which is closest and most responsive to the people who are most affected by the use or development of the particular natural resource.
  - b. State Government should intercede in local matters only where necessary to mediate jurisdictional disputes or where conservational problems and/or resources are of such a magnitude or unique quality that their significance extends beyond local jurisdictional boundaries.
2. State Government should assist local government in carrying out its responsibilities by providing technical and financial assistance to local government in protecting and conserving natural resources and the assessment of the impact of technology on the environment.
3. Local government should insure public participation in government's decision-making process by holding public hearings and providing an equal opportunity for all opinions to be presented and thoroughly considered.







## CONSERVATION RESOURCES

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## 1. WATER

There are two sources of water in Kern County: ground water occurring in subsurface aquifers that is extracted by pumping wells, represents the major source of domestic and agricultural water; and surface water from streams and imported sources, used mostly for agriculture, represents a secondary source.

Ground water is an important resource and should be considered in a management context like other resources. Although ground water reservoirs are extensive, they are neither infinite nor impervious to contamination.

The surface water used so extensively in the region is largely imported from remote sources because the Mediterranean climate--winter rains and dry summer weather--provides only intermittent flow in most streams.

It is possible to evaluate the natural recharge rate, the discharge rate of underground reservoirs and to determine the potential for artificial recharge. Imported water or stream water which is allowed to percolate or be pumped into an underground aquifer is used in the artificial recharging process.

The chemical and biological properties of the water can be determined, as well as the susceptibility of the reservoir, to contamination from such things as poorly treated effluent from sewer systems, pollution from discharge of industrial waste, or invasion by salt water. Having these capabilities, it is possible to design and establish a program of ground water reservoir management that will provide optimum use of the resource.

This plan was developed in cooperation with the county wide water agency and with all district and city agencies which have developed, served, controlled or conserved water for any purpose for which the plan is prepared.

### Goal

1. It is the goal of the city to conduct an adequate conservation program to insure a supply and quality of water to meet the present and future needs.
2. To obtain maximum benefit from limited imported water resources.
3. To utilize only safe yields of ground water basins.

### Policy

1. Promulgate specific policies regarding water conservation and quality which includes:
  - a. Prevention of discharge of waste water in a manner that permits it to contaminate fresh water.
  - b. Disposition of solid waste in a manner that prevents the contamination of fresh water.
2. Evaluation of all proposals for waste water systems in terms of the cause and effect relationship of those proposals on the natural resource elements of the total environment.
3. Base priority for utilization of water on all factors associated with both the source and the contemplated uses of the water.



### Implementation

1. California has in the Porter-Cologne Water Quality Control Act the water quality standards which will be adhered to and enforced in order to provide an effective water pollution control measure.
2. The water supply of the city shall be managed in a manner that provides adequate quantities and quality of water.



## WATER SUPPLY

### EXISTING FACILITIES

The planning area is served by the Wasco Public Utility District. The district encompasses approximately 990 acres. The water supply is obtained from eight wells with a combined capacity of 5,800 gpm. Two of the wells have auxiliary power from diesel engines with a combined capacity of 1,390 gpm.

The system has a 100,000-gallon elevated storage tank; however, it is not being used. Water is delivered to the system directly from the wells and is in the pressure range of 45 to 50 psi. The distribution system ranges in size from 4 inches to 8 inches in diameter. Refer to Map W-1 for the location of existing water supply facilities.

### HISTORICAL DEMAND

The water consumption in Wasco has remained relatively constant over the past few years. The 1971 average daily water consumption per capita was 270 gallons for domestic use. It is estimated that the industrial consumption for 1971 was 35 mg serving the potato sheds in the area in addition to a fertilizer company. The commercial consumption in 1971 was estimated at 80 mg. These estimates were based upon using the total charges billed against the commercial and industrial companies in conjunction with the billing rates used by the Wasco Public Utility District.

During the years 1965 to 1971, the following annual water demand was noted.





<u>Year</u>	<u>Annual Total Million Gallons</u>
1965	870.3
1966	871.2
1967	871.2
1968	912.0
1969	912.0
1970	910.0
1971	912.0

#### FUTURE DEMAND

The Kern County Planning Commission's Annual Population and Housing Report (1971) projects very little growth in Wasco during the study period. Assuming that the commercial and industrial consumption will increase by 20 percent and the domestic use will increase to 300 gpcd, the total consumption would be expected to increase to 1,005 mg (3,084 acre-feet) per year. This is equivalent to 330 gpcd.

#### DESIGN CRITERIA

The following design criteria were used to design the water system for Wasco.

1. Water supply facilities in a system without storage must be sufficient to meet the peak hour demand or the maximum day demand plus the fire flow as specified by the National Board of Fire Underwriters, whichever is greater. This capacity is required with the largest well out of service. In addition, enough wells must be equipped with standby power to supply not less than the average day demand.
2. The water distribution system was evaluated for sufficient capacity to carry the maximum day demand plus fire flow or the peak hour flow, whichever is greater. The sizing and



placement of water mains were designed in conjunction with supply facilities to maintain a minimum operating pressure of 20 psi at all delivery points at the time of maximum demand on the system.

Based on a present population of 8,100, the following present water demands were calculated. The average day demand was determined by multiplying the population served by the present consumption of 310 gpcd. The maximum day demand was determined by multiplying the average demand by 2.5 and the peak hour demand was determined by multiplying the maximum day by 1.4.

#### PRESENT WATER DEMANDS

Average day demand	= 2.51 mgd = 1,740 gpm
Maximum day demand	= 6.28 mgd = 4,360 gpm
Peak hour demand	= 8.79 mgd = 6,100 gpm
Fire flow	= 2,800 gpm for 10 hours = 1.68 mg

Based on a projected population of 8,300 in 1980 and an average day demand of 330 gpcd, the 1980 demands were calculated. The maximum day and peak hour flows were determined using the same factors as for the present water demands.

#### 1980 WATER DEMANDS

Average day demand	= 2.74 mgd = 1,900 gpm
Maximum day demand	= 6.85 mgd = 4,760 gpm
Peak hour demand	= 9.59 mgd = 6,660 gpm
Fire flow	= 2,800 gpm for 10 hours = 1.68 mg

#### SOURCE

Wasco uses well water as its source of domestic water. In a water analysis taken in August of 1970, the groundwater was rated as excellent for domestic purposes without treatment. Normal maintenance of the wells should preclude the need for disinfection in the future.



All wells are equipped with sand traps; however, there are several complaints each year concerning sand in the lines. The District flushes from 12 to 20 water mains each year.

#### WATER SYSTEM REQUIREMENTS TO MEET PRESENT DEMANDS

Based on the design criteria given previously, the following water supply facilities are required to meet present demands.

Well capacity (with largest well not in service)	7,160 gpm
Standby power (well capacity)	1,740 gpm

#### WATER SYSTEM REQUIREMENTS TO MEET 1980 DEMANDS

Based on the design criteria given previously, the following water supply facilities will be required to meet the 1980 demands.

Well capacity (with largest well not in service)	7,560 gpm
Standby power (well capacity)	1,900 gpm

#### PROPOSED FACILITIES

Wasco has a present deficiency in well capacity of approximately 2,310 gpm with the largest well out of service. This deficiency will increase to 2,710 gpm by the year 1980. In addition, the water system presently requires 350 gpm of additional well capacity to be equipped with standby power. This requirement will increase to 510 gpm by the year 1980.

It is recommended that Wasco add three wells to the system within the next two years. One of the three wells should be gas or diesel driven. A fourth well should be added prior to 1980. The existing wells should be reconditioned as necessary to keep pace with the steady groundwater level decline. Before drilling new wells, an investigation should be conducted on the groundwater situation in the Wasco area in order to obtain the minimum interference from nearby wells.



The distribution system requires several additional water mains and replacement of others to meet the design criteria given previously. There are no serious deficiencies, and this work can be spaced over a period of years.

### CAPITAL IMPROVEMENTS

Cost estimates for the various recommended water system facilities are summarized below. These estimates must be viewed as preliminary; a final estimate requires a complete and detailed design. However, the estimated costs, when adjusted to meet changing construction costs, are believed sufficiently accurate for planning purposes.

#### CAPITAL COSTS\*\*

<u>Item</u>	<u>Cost</u>
6-Inch through 10-inch AC pipe*	\$290,000
Three 750-gpm wells, electric driven	75,000
One 750-gpm well, gas or diesel driven	30,000
Four pressure tanks (5,000 gal.)	<u>20,000</u>
Total construction cost	\$415,000
Contingencies, engineering, administration, etc.	<u>145,000</u>
TOTAL COST	<u><u>\$560,000</u></u>

\*Includes the cost of all valves, fittings, etc.

\*\*Estimates are based upon an ENR Construction Cost Index of 1597 (Los Angeles, July 1971).

### CONSTRUCTION STAGING

For the purposes of planning, the water supply facilities which have been proposed in this report have been designated with a projected year of need. This requirement is general in nature and the system should be reviewed periodically for conditions which would affect the anticipated time of need.





- 1972 Add two wells with pressure tanks to the system. One well is to be equipped with standby power
- 1973 Add one well with pressure tank to the system
- 1974 Install those improvements to the distribution system which are required
- 1976 Install distribution system improvements as required
- 1978 Add one well with pressure tank to the system  
Complete remaining improvements to the distribution system



## WASTEWATER SYSTEM

### EXISTING SYSTEM

The city of Wasco is presently served by a sewerage system consisting of local collector sewers ranging from 6 to 12 inches in diameter and a 15-inch diameter interceptor sewer to carry the sewage to the treatment plant located about two miles west of town.

Most of the sewerage system, including the existing treatment plant, was built in the late 1930's. The plant influent passes through a bar screen, clarifiers, and digesters. The plant effluent is discharged to holding ponds and then disposed of by irrigation. Sludge is discharged to sludge drying beds. The estimated capacity of the plant is equal to a population equivalent of 8,900.

### HISTORICAL WASTEWATER QUANTITIES

No records on sewage flows are available as there is no meter at the treatment plant. However, it is estimated that the average flow into the plant is approximately 1.0 mgd or about 123 gpcd. In addition, during the potato harvesting season, several packing sheds in town use an estimated 0.5 mgd of water, most of which is returned to the sewer system. During the potato season, it is estimated that the average flow increases to about 1.5 mgd.

### FUTURE WASTEWATER QUANTITIES

As discussed in the section of this report concerning Wasco's water system, the Kern County Planning Commission predicts little growth in Wasco during the study period. Population is projected to increase from an estimated 8,100 at present to 8,300 by 1980. It was assumed that the domestic water demand would increase approximately 10 percent



and the industrial water demand by 20 percent by 1980. If it is assumed that sewage flows increase proportionately, the average flow into the treatment plant will increase to about 1.13 mgd, and during the potato harvesting season, to about 1.73 mgd.

#### PROPOSED FACILITIES

The city of Wasco has applied for federal grants and loans to construct collector sewers in an area outside of the Wasco Public Utility District but within the city limits. The proposed sewers are shown on Map S-2 and will be connected to the Wasco Public Utility District sewer system. The estimated cost of this work is \$75,000.

In addition, the Wasco Public Utility District is planning to improve the existing treatment plant during fiscal year 1972-1973. They have been included on the California State Water Project List for fiscal year 1972-1976 at an estimated cost of \$750,000, all of which is considered eligible for a grant of up to 80 percent of the project cost.

No additional facilities are recommended in this report. However, based on the few facts available, it appears that the 15-inch diameter interceptor sewer to the treatment plant may be insufficient to carry the sewage flows projected for Wasco. It is estimated that the maximum capacity of the existing sewer is on the order of 1.5 - 2.0 mgd. Sewage flows in sewers, however, are not at a uniform rate. The maximum flow rate for any day may be on the order of three times the average flow rate for the day. This means that during some part of the day, sewage would be entering the sewer at a rate of approximately 4.5 mgd during the potato harvesting season. This would cause the sewage to back up into the sewer laterals and/or manholes.





Without considerably more information than is presently available, this problem cannot be evaluated. However, it seems certain that insufficient capacity in the 15-inch diameter interceptor sewer is the limiting factor in the sewerage system's ability to meet the projected sewage flows and an investigation is warranted.

#### CAPITAL IMPROVEMENTS

Cost estimates for the various recommended wastewater facilities are summarized below. These estimates must be viewed as preliminary; a final estimate requires a complete and detailed design. However, the estimated costs are believed sufficiently accurate for planning purposes.

#### CAPITAL COSTS

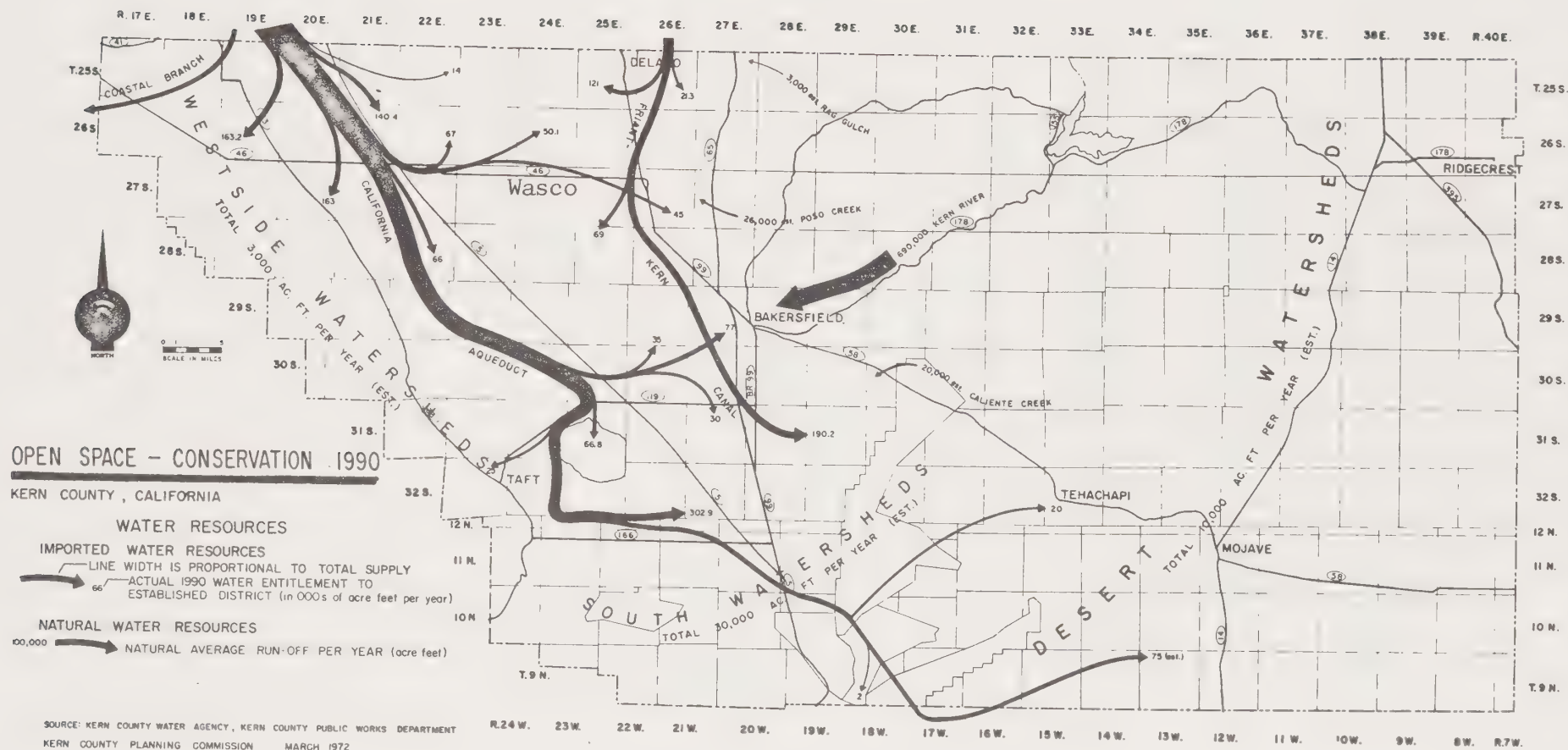
<u>Item</u>	<u>Quantity</u>	<u>Cost</u>
Collection facilities to serve southeast portion of Wasco	Lump Sum	\$ 75,000 (estimated)
Treatment plant improvements	Lump Sum	750,000 (estimated)
Engineering study of interceptor sewer	Lump Sum	<u>5,000</u>

#### CONSTRUCTION STAGING

For the purposes of planning, the wastewater facilities which have been proposed in this report have been designated with a projected year of need. This requirement is general in nature and the system should be reviewed periodically for conditions which would affect the anticipated time of need.

- 1972 Complete collection facilities to serve the southeast portion of Wasco. Prepare an engineering study of the interceptor sewer
- 1973 Complete treatment plant improvements







## 2. HYDRAULIC FORCE OF WATER

The hydraulic force of water can be devastating in certain instances. Dry stream beds become torrents during rain storms, sheet floods traverse flat terraces, and streams enlarge to the point where they fill the flood plain.

There are areas that are so adversely affected by the hydraulic forces of water that their use should be restricted to that of open space. No structural development should be permitted in these areas because of the hazard that exists.

Other areas are adversely affected by the hydraulic forces of water, however, the forces do not reach the same magnitude as those described above. In these areas special construction methods and standards must be employed.

Regulations, therefore, frequently have two parts: one dealing with channel encroachment and the other dealing with the flood plain. Failure to distinguish between those two parts will result in a misleading interpretation of the zoning ordinance and any court action related to it.

In the flood plain channel imposition of zoning in order to protect the safety of the residence is a legitimate action, and the prohibition of any development may be a legitimate use of the zoning power. However, zoning in the channel or flood plain which restricts development and is used as a means of reducing the land cost may not be a legitimate use of zoning. If this is done so the community can acquire cheap land on which to initiate flood control facilities, it might, for example, constitute a taking of property for the public use, for which compensation must be paid.

Restrictive zoning within the flood plain, as proposed in this section, is designed to protect the public interest. It suggests an undertaking legitimately within the police power. Here, specific uses are designated and construction methods and standards are required. Parks, recreational areas, mineral extraction, field crops, tree farms and similar uses are encouraged.

Ultimately, the validity of flood plain zoning will be sustained under the police power where there is some risk of flooding and the regulations permit a reasonable degree of use or provide for administrative relief.

A substantial inducement for communities to adopt flood plain zoning exists as a result of the National Flood Insurance Act of 1968 (42 USCA Section 4011 et. seq., 1970). Under the act, the federal government provides subsidies towards private flood insurance for residences and up to medium sized businesses. Insurance is available only where governments in the area show a tangible interest in curbing flood hazards, including promised adoption of appropriate land use and control measures. Insurance is also available against mudslide damage, under similar criteria for eligibility.

### Goals

It is the goal of the city to implement a program that minimizes the danger caused by hydraulic forces of surface water.



### Policy

1. Minimize areas in which water hazards exist, in order to protect the lives and property of the citizens.
2. Engineering studies should be made to determine the hazardous areas.
3. Areas identified as being adversely affected by hydraulic forces should be zones in a manner that provides the degree of safety compatible with the degree of risk.
4. To provide for storm water discharge in a manner that protects development from the hydraulic forces of storm waters.
5. Implement a management program to prevent the erosion of soils, sand, and minerals.

### Implementation

1. Obtain engineering studies from the Corps of Engineers which identify hazardous areas.
2. Zone areas to restrict their use in a manner commensurate with the established hazard and the degree of risk the community is willing to support.
3. Develop construction standards that insure that structures are adequately protected when constructed in hazardous areas and subjected to minor hydraulic forces.





## STORM DRAINAGE FACILITIES

### GENERAL

The planning area for the city of Wasco includes that area encompassed by the Wasco Public Utility District boundary, plus the developed area in the southeastern section of town. Minimal runoff reaches town from the farm lands to the east which slope gently to the northwest. The natural slope of the area is less than 0.2 percent which makes the problem of draining the area difficult. Althouse-Strauss Engineering Services of Porterville, California has made a preliminary investigation of the drainage problem, and much of their work has been incorporated into this study.

### DESIGN CRITERIA

In preparing this report, the adequacy of the existing facilities was reviewed in relation to the surface runoff produced by using the rational method. This approach requires the use of intensity versus duration curves applicable to the area under study and an estimation of runoff coefficients.

The Kern County Department of Public Works has prepared a series of curves plotting intensity versus duration for various storm frequencies and mean annual precipitations for the Kern County area. The mean annual precipitation for the Wasco area was estimated to be 6 to 7 inches. This information was taken from a report entitled "Kern County's Climates; Soils; Waters; Crops," prepared by the University of California Agricultural Extension Service. The decision of which design storm frequency to use is dictated by economics. In general, it has been found that a ten-year frequency is the most appropriate for use in an urban area. Therefore, the ten-year frequency has been selected for use in the Wasco area.



The selection of a runoff coefficient is based largely on engineering judgment. Soil conditions, land use, duration of rainfall, and slope of the land were among the major considerations used in arriving at an appropriate runoff coefficient. The runoff coefficient for each tributary area was derived after estimating or ascertaining the proportions of the various surfaces to the whole area.

The Kern County Department of Public Works design criteria was used in the design of drainage sumps as well as checking the capacity of those now existing. This requires a capacity which will leave a minimum of 1 foot freeboard after collecting the runoff produced by the 50-year storm raining continuously for 24 hours. This amounts to approximately 1 acre-foot capacity for each 20 acres served.

#### EXISTING FACILITIES

Surface runoff now travels from east to west in the streets. The water is picked up by an underground drainage system on the western edge of town, and it is eventually directed into a drainage sump.

A drainage sump has been constructed at H Street and Ninth Street to handle the "trapped" runoff east of the Santa Fe tracks. This area will be tied into the proposed system during the final phase. This sump can handle the runoff in the interim until the drain lines are extended to the area. See Map D-3 for the location of existing drainage facilities.

#### PROPOSED FACILITIES

Wasco at the present time experiences serious flooding problems in the western part of town after a sustained rain. The most critical areas are Palm and Sycamore, Peters and Sycamore, Beckes and Sycamore, Beckes and Ninth Place, and Palm and Ninth Place. Wasco is not expected



to show significant growth during the study period, and the drainage problems are related to existing conditions rather than future growth.

Althouse-Strauss Engineering Services of Porterville, California completed a master drainage plan for Wasco in the early part of 1970, and Wasco is now beginning to implement it. Basically, the plan calls for constructing a new drainage sump west of the existing sump and constructing drain lines in phased construction beginning at the western section of town and working eastward. Refer to Map D-3 for locations of the proposed facilities.

#### CAPITAL IMPROVEMENTS

Cost estimates for the recommended drainage facilities are listed below. These estimates must be viewed as preliminary; final estimates must be based upon a complete and detailed design. However, it is felt that the estimated costs when adjusted to reflect changing construction costs are sufficiently accurate for planning purposes.





<u>Description</u>	<u>Estimated Cost</u>
<u>Phase 1</u>	
*Inlet manhole at Sycamore and Beckes	\$ 500
**Drainage sump west of existing sump	-
42-Inch line from sump to Seventh and Beckes	15,000
36-Inch line from Beckes and Seventh to Seventh and Palm	38,000
*18-Inch line from Seventh and Peters to Peters and Sycamore with inlet at Peters and Sycamore	6,500
24-Inch line on Palm from Seventh to Sunset	14,000
24-Inch line on Palm from Sunset to Jubilee	19,000
18-Inch line on Palm from Jubilee to Poso	7,000
	<hr/>
Construction cost of Phase 1	\$100,000
Contingencies, engineering, administration, etc.	35,000
	<hr/>
TOTAL PHASE 1	<u>\$135,000</u>
<u>Phase 2</u>	
36-Inch line on Seventh from Palm to Griffith	\$ 69,000
18-Inch line on Peters from Second to Highway 46	4,500
18-Inch line on Highway 46 from Peters to Beckes	4,500
Holding reservoir at H and Ninth with drain lines into reservoir	
	<hr/>
	19,000
	<hr/>
Construction cost of Phase 2	\$ 97,000
Contingencies, engineering, administration, etc.	33,000
	<hr/>
TOTAL PHASE 2	<u>\$130,000</u>

\*These items were not part of the Althouse-Strauss Report.

\*\*The city is now in the process of buying 20 acres of land west of town for the drainage sump site. The state plans to rework Highway 43 within the next three years, and Wasco hopes to grant the State Highway Department rights to use this land as a borrow pit. The city would receive revenue for this material which would help finance the land for the sump and at the same time be getting the sump constructed at no cost to them. The proposed plan is for the north portion of the drainage sump site to be the holding reservoir and the south portion, facing Seventh Street, to become a recreational area. The capacity of the sump should be considerably larger than 60 acre-feet.



<u>Description</u>	<u>Estimated Cost</u>
<u>Phase 3</u>	
18-Inch line on Griffith from Poso to Tenth Place	\$ 13,000
24-Inch line on Griffith from Tenth Place to Ninth Street	11,000
30-Inch line on Griffith from Ninth Street to Seventh Place	14,000
42-Inch line on Griffith from Seventh Place to Seventh Street	12,000
27-Inch line on Griffith from Seventh Street to Fifth Street	18,000
21-Inch line on Griffith from Fifth Street to Second Street	14,000
18-Inch line on Griffith from Second Street to Highway 46	9,000
Construction cost of Phase 3	\$ 91,000
Contingencies, engineering, administration, etc.	34,000
TOTAL PHASE 3	<u>\$125,000</u>
<u>Phase 4</u>	
18-Inch line on Second Street from Griffith to H Street	\$ 34,000
18-Inch line on Ninth Street from Griffith to H Street	36,000
Construction cost of Phase 4	\$ 70,000
Contingencies, engineering, administration, etc.	25,000
TOTAL PHASE 4	<u>\$ 95,000</u>
TOTAL COST OF ALL PHASES	<u>\$485,000</u>

Cost estimates for the proposed drainage facilities are based on an ENR Construction Cost Index of 1597 (Los Angeles, July 1971)

NOTE: These cost estimates include the costs of catch basins, manholes, street repairs, and other appurtenant works.

#### CONSTRUCTION STAGING

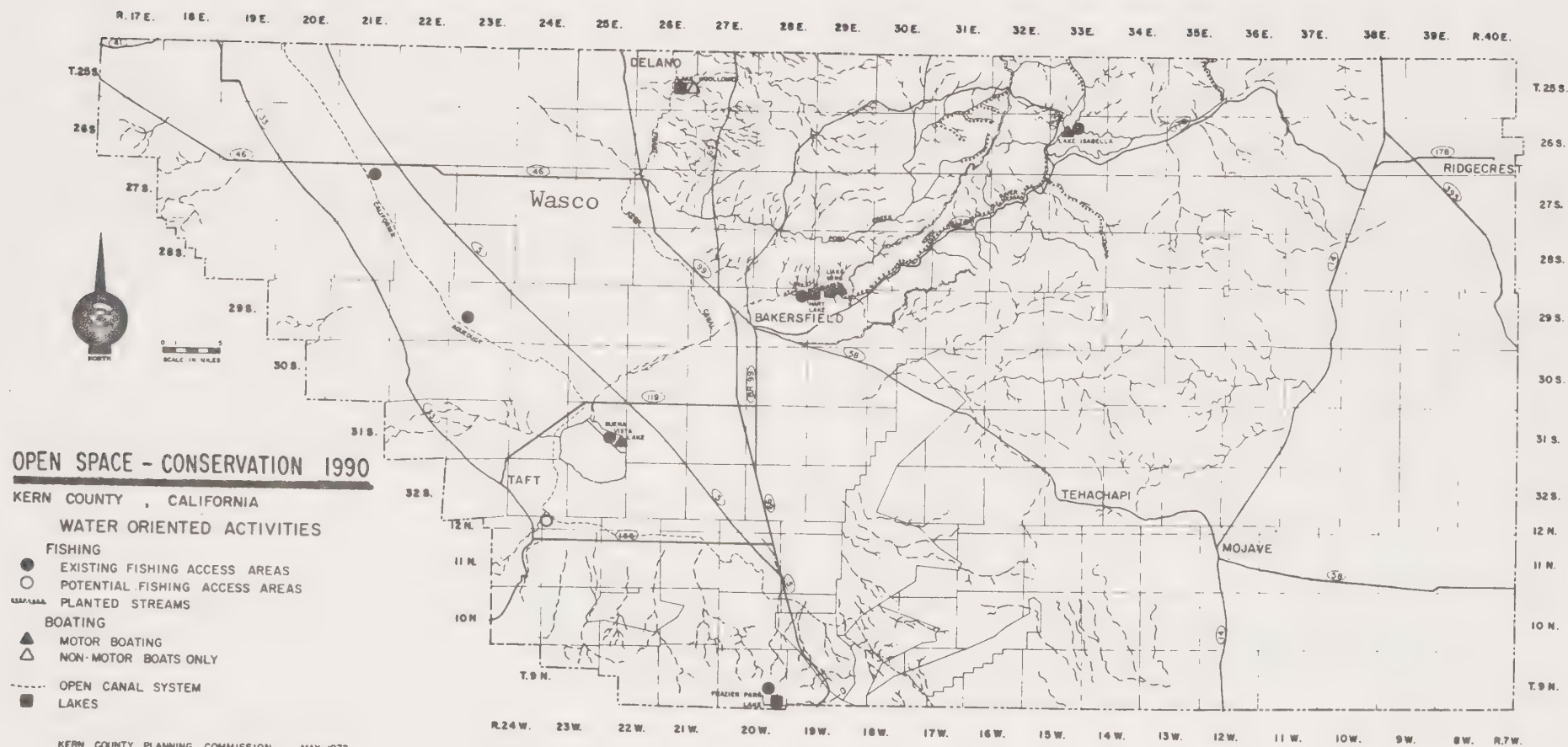
For the purposes of planning, the storm drainage facilities which have been proposed in this report have been designated with a projected



year of need. This requirement is general in nature and the system should be reviewed periodically for conditions which would affect the anticipated time of need.

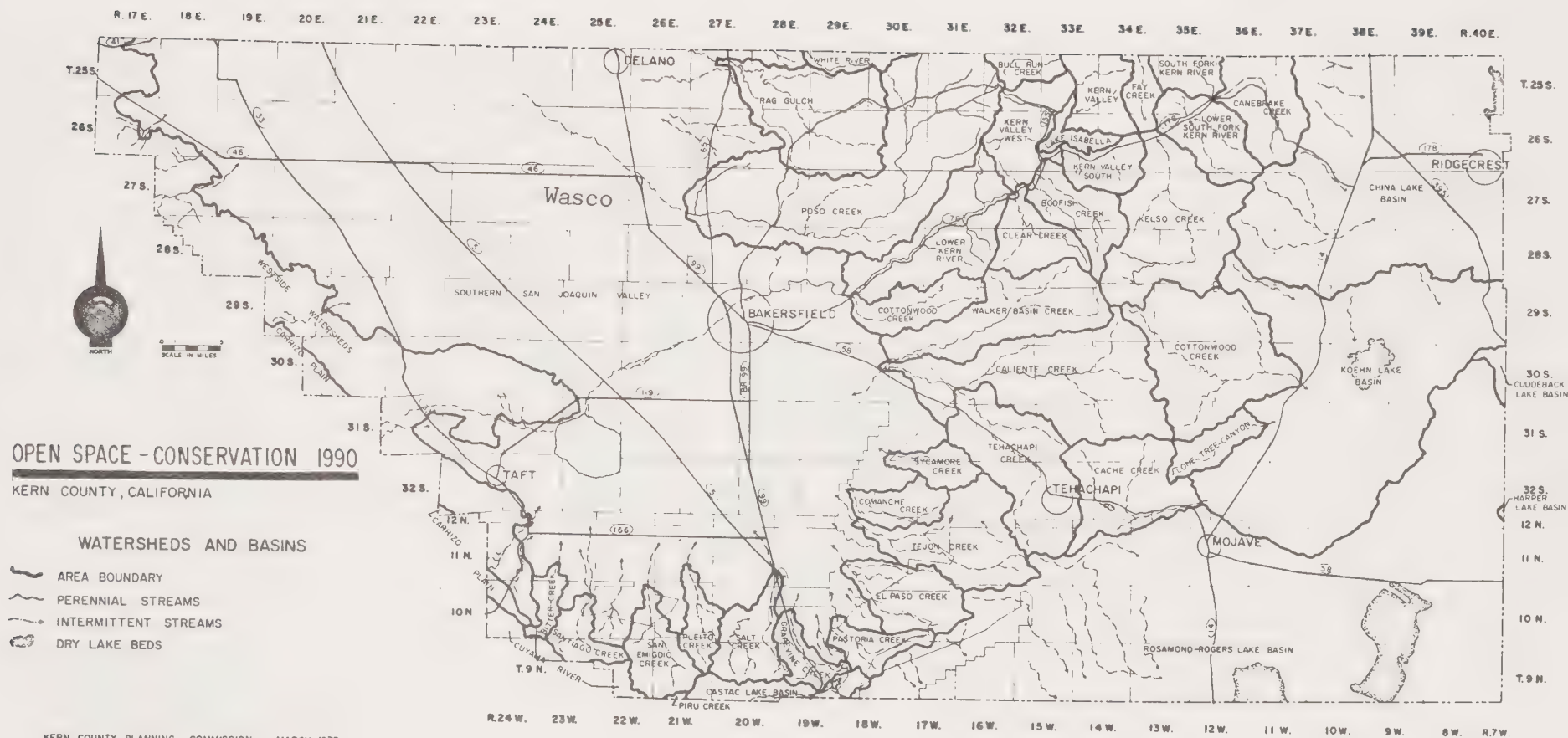
1973	Phase 1
1975	Phase 2
1977	Phase 4



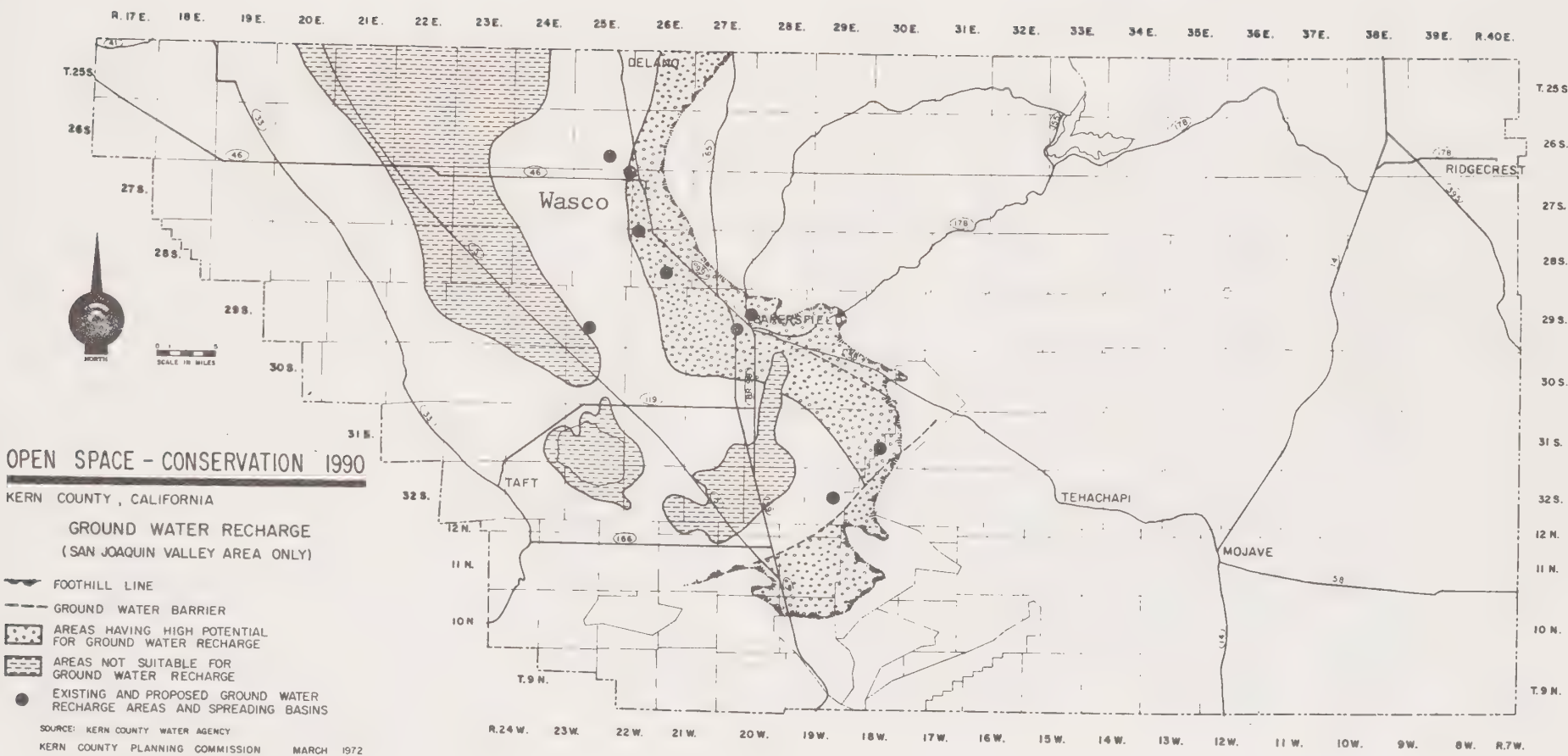














### 3. FORESTS

The primary value of forests is for the production of wood products, yet they have a very significant secondary value for recreation, open-space, wilderness, wildlife habitat, watershed, and scientific purposes.

California has been a forestry rich state for generations, however, most of the resources are concentrated in the mountains and the northern part of the state. Those forests in Kern County, and particularly those within the sphere of interest of the city, are considered to be significant resources, vital to the economy and enjoyment of the citizens. This resource is one that must have good management, so it can be conserved, developed, and utilized.

Forests do not exist within the city, but it is felt these statements are necessary because the forests affect the water sheds and because of the people's concern for natural resources within the city's primary sphere of interest.

#### Goals

It is the goal of the city to express its interest in the forest land and work with the various agencies for the conservation, development, and utilization of this resource; and to utilize forests for the multiple use benefits available.

#### Policy

It is the policy to support and assist the various agencies which have jurisdiction over the forest land to conserve, develop, and utilize the forest lands for the benefit and enjoyment of the citizens.

The water supply of the city is indirectly affected by the watershed management, of which the forests are integral parts.



#### 4. SOILS

Many factors influence the value and use of soil, such as the degree of compaction in the subsoil, salt content, steepness of slope, drainage, and natural fertility. The amount of alkali salts is closely correlated with the degree of compaction and permeability of the subsoil in basin areas.

Many factors besides the character of the soil influences the suitability of crops in an area. The most important is the availability of water for irrigation. Soils derived from certain rocks are more fertile than others; some are suitable to one crop, but not to another. Many elements of the agricultural industries depend on the nature of the vegetation, which in turn is directly related to the geological formation from which the soil was derived.

Some soils are extremely vulnerable to erosional forces. The natural balance of nature can be upset by improper cut and fill operation. This is particularly true in urban areas where new developments are taking place. In urban areas soil erosion is often triggered by improper grading procedures which expose steep slopes to the forces of running water.

It is important that prime agricultural soils are preserved for agricultural uses and that other soils are used in accordance with their structural and compositional characteristics. It is also important to prevent erosion of the soils, and particularly that erosion which is caused by inappropriate grading practices and is controllable.

#### Goals

It is the goal of the city to develop land uses that are compatible with the capability of the soil and to discourage the improper use or waste of the soil by inappropriate use or erosional forces.

To prudently utilize the inherent capabilities of all soil groups to serve both short and long term interest.

#### Policies

1. The city will identify, as far as present day technology permits, areas of unstable soil.
2. Development in all areas should be governed by the capability of the soil to sustain such development.
3. Intensive agricultural land conservation program should be restricted to lands having soils capable of supporting intensive agricultural activities which are economically feasible.
4. Steep and erosive soils should be protected from unnecessary development.
5. Suitable soil conservation measures in all areas of Kern County should be encouraged.

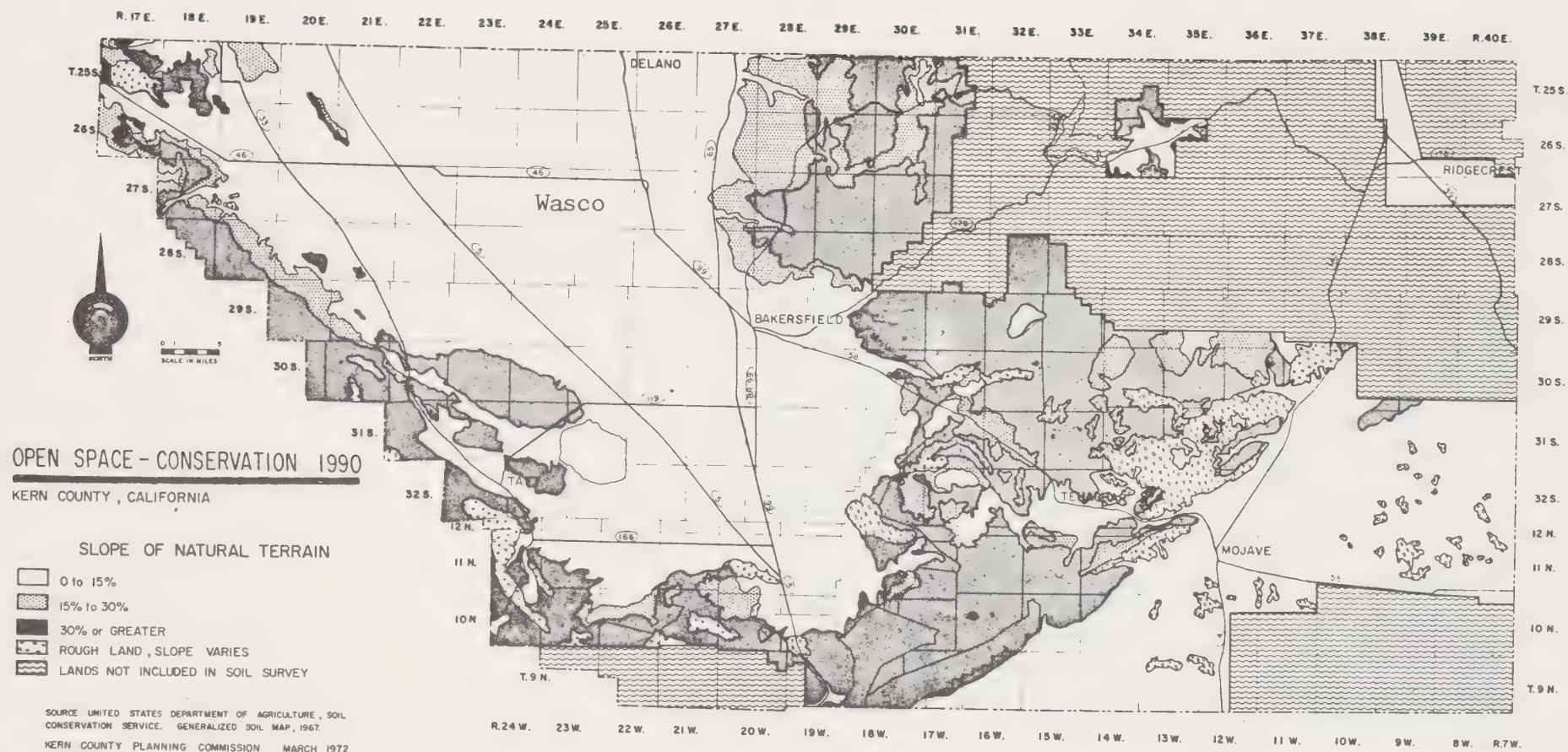




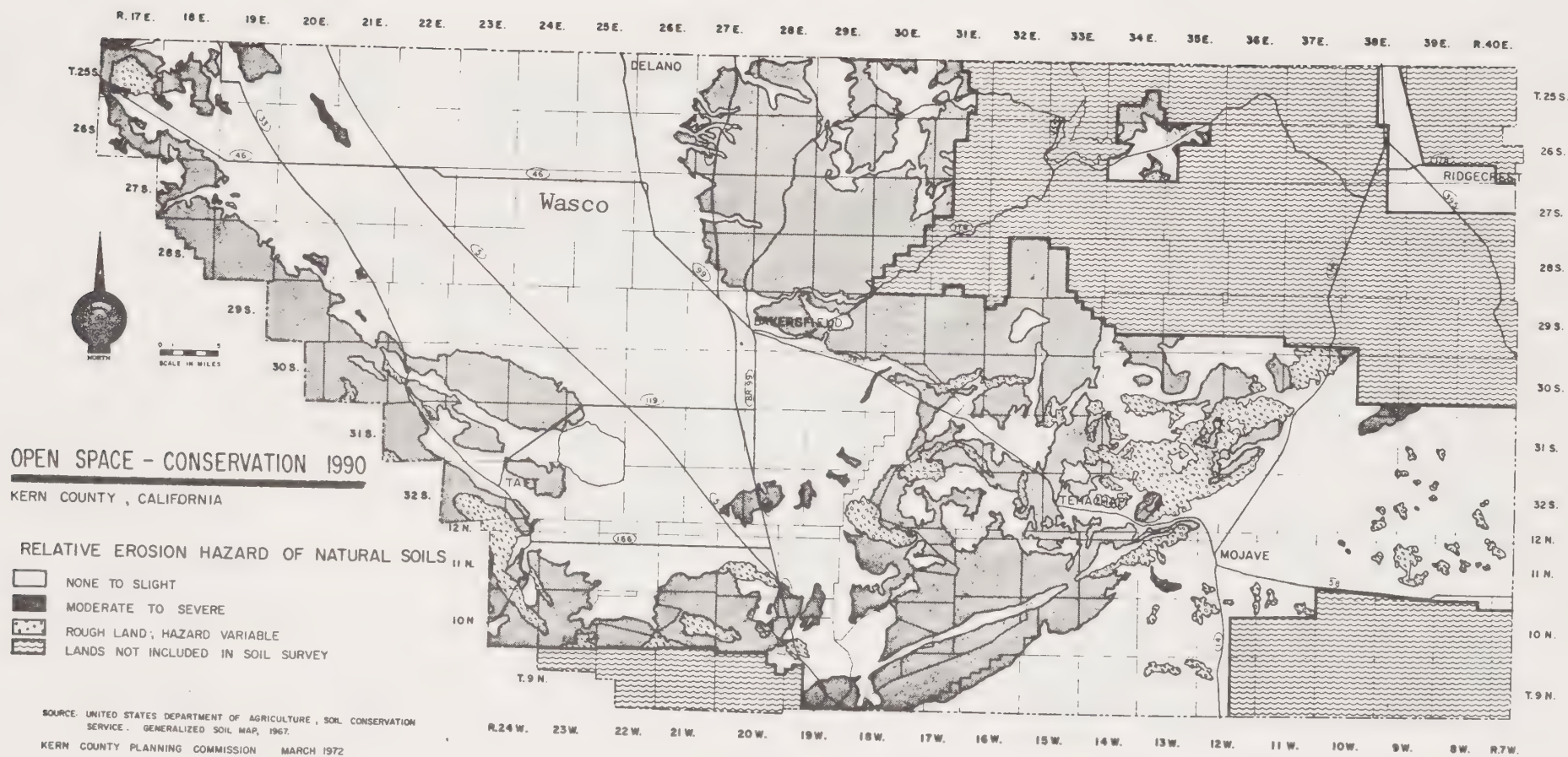
### Implementation

1. Zoning classification suitable to regulate the land use in accordance with the soil capability and in hazardous areas will be adopted.
2. The General Plan Land Use Element will be updated to include the land uses compatible with the soil capabilities.
3. Initiate studies to obtain precise maps and evaluate all soil groups in order to assist in implementing a conservation program.



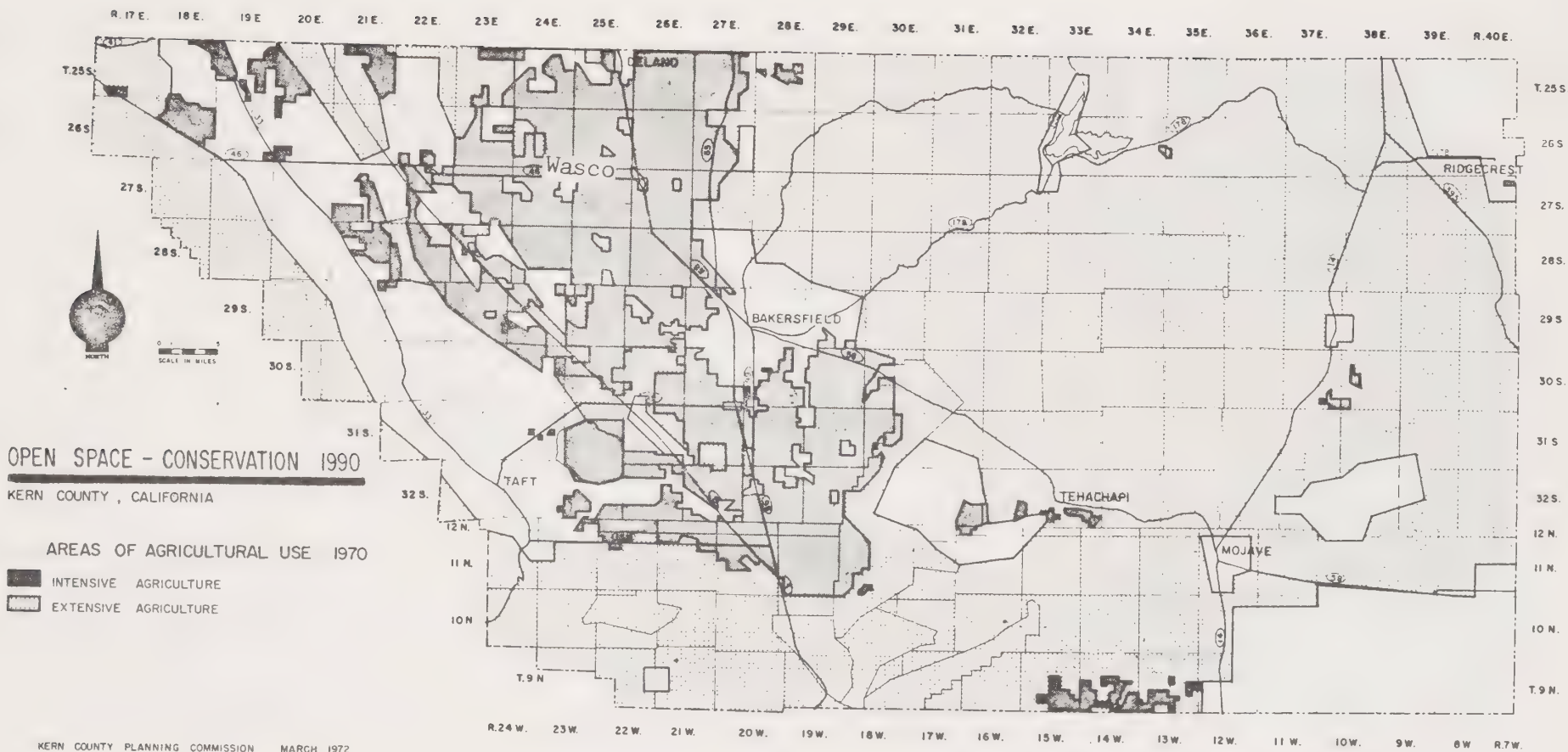






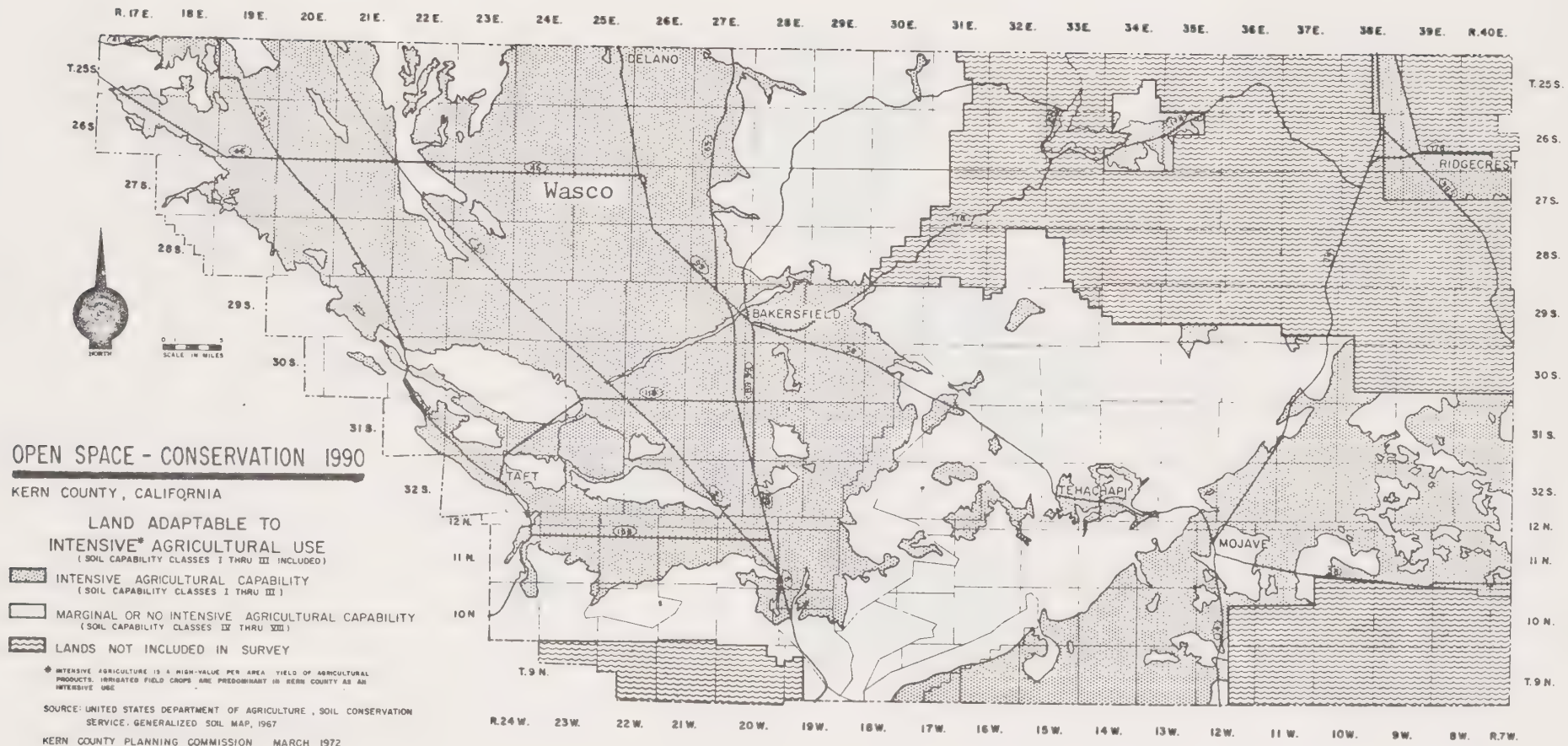




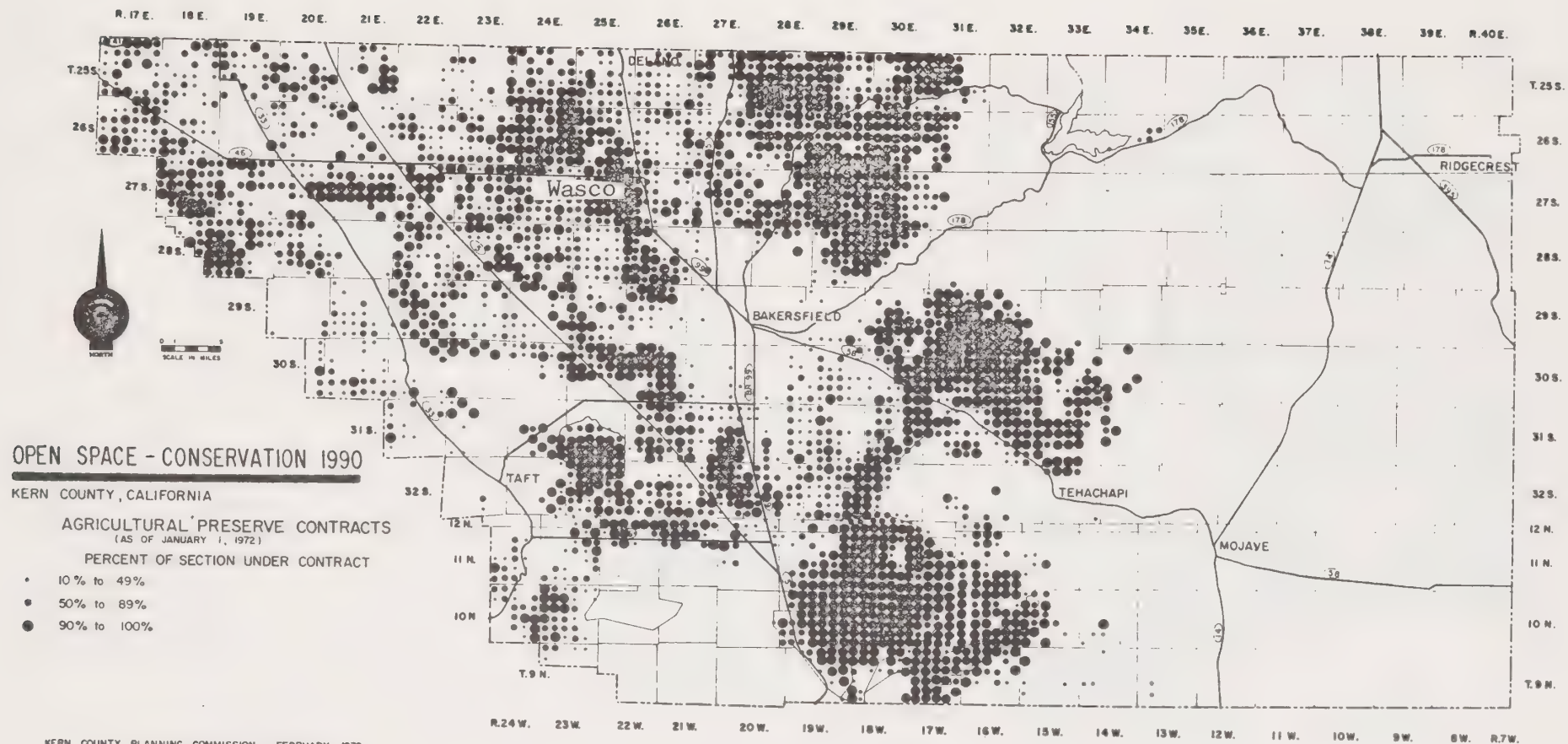






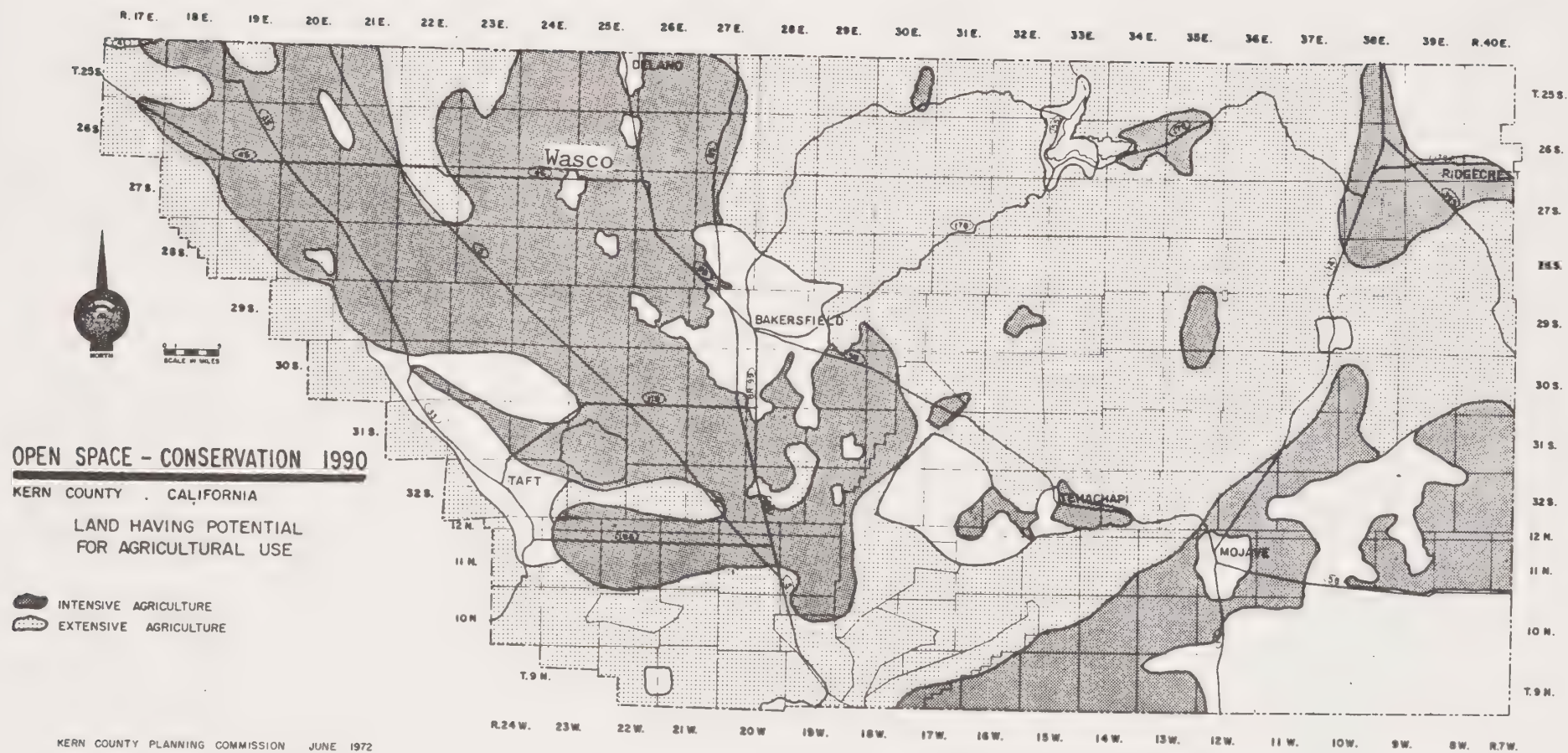














## 5. RIVERS & OTHER WATERS

In water resources the quantity and quality of water are major elements in structuring land use planning. The uneven geographical distribution of water resources and water quality in relation to land use; a disparate, demanding urban and rural population; a wide variance in land quality and production; the need for protecting domestic use and the recreational amenities and scenic qualities all combine to give water planning, development, and protection a paramount role in shaping our environment.

As the city grows, the demand for water in homes, industry, agriculture, and recreation grows. As we face the water problems in the future, we must assure that the citizens may enjoy the beauty of the country and that the quality of the environment may be protected and enhanced.

Planning for water development is a critical element in environmental protection because of the direct effect of large scale water projects on the environment. Water development relates not only to the physical, but to the social, cultural, and economic aspects of environment. It must be considered in terms of these effects, both beneficial and adverse, on the total environment.

### Goals

1. It is the goal of the city to assure the land use near these areas enhances the public interest and that there is an adequate supply and quality of river and other water to meet the present and future needs of our population.
2. To obtain maximum benefit from limited water resources.

### Policy

1. To develop and cause to be maintained a comprehensive area waters management program which utilizes water from rivers and streams and recognizes recreational and aesthetic considerations.
2. To base priority for utilization of water on all factors associated with both the source and the contemplated use of the water.
3. Watersheds should be protected from development, which would have adverse effects on them and reduce the effectiveness of water retention and release.
4. Multiple use of water resources such as recreational use or waterfowl habitat use should be promoted in conjunction with ground water recharge areas.
5. Water contamination should be avoided by requiring suitable lot sizes in developments not providing sewage treatment facilities.





### Implementation

1. California has in the Porter-Cologne Act the most stringent water quality standards in the nation. Strict adherence to the provisions of this act will be undertaken.
2. Projects pertaining to rivers and other waters will be evaluated in relationship to the source and proposed use.
3. A water system will be managed in a manner that conserves this resource and recognizes recreational and aesthetic features.
4. Zoning classification will be adopted to regulate land uses in the river and other waterways in order to preserve the public's safety and well-being.
5. Land use maps will be updated to indicate the areas of public interest.
6. Develop an overall water use plan for the county in conjunction with the Kern County Water Agency and all water districts to establish maximum benefits from the limited water resources.
7. Establish minimum lot sizes for areas not having sewage treatment facilities. Base lot size on effluent absorption capabilities of the soil, slope of the topography, and availability of potable water supply.



## 6. FISHERIES

Renewed efforts are needed to reach satisfactory arrangements to provide fisheries and permit public fishing on private waters. Rural lands and waters in private ownership, chiefly in small farm holdings, offer a promising opportunity for expanding the public fishing resource base. The Bureau of Sport Fisheries and Wildlife, through its cooperative programs, is in an excellent position to encourage such efforts.

Local fish resources are the responsibility of the individual states and historically have been managed by them. The Bureau of Sport Fisheries and Wildlife is in a favorable position to work closely with the states and other levels of local government in meeting emerging recreational problems. The city endorses the current program of land acquisition, carried out in cooperation with the states, to provide suitable habitat.

Fisheries are not found within the city, however, the sphere of interest includes such facilities.

### Goal

To increase research to find new ways to provide and manage fisheries and to develop new techniques for establishing recreational fishing areas.

### Policy

1. Take all possible measures to protect and improve the management of fisheries.
2. Expand pollution control efforts to improve water quality for fish.
3. Planned water projects should be made for fish to insure adequate and suitable habitat.

### Implementation

The city does not, at the present time, have fisheries within its jurisdiction; however, it will support those agencies which provide fisheries and recreational sites for fisheries.



## 7 WILDLIFE

Some of the critical concerns of wildlife and its natural habitats is centered on rare and endangered species. Generally, a wildlife habitat is an area which has a combination of factors such as terrain, soil type, and rainfall which produce specific conditions favorable to the propagation of certain animals. When this delicate balance of nature is disturbed by man-created factors, the animals that cannot adapt to the new environment are endangered with extinction. In many cases a few continue to survive, but eventually the species exists no longer.

The California Condor and the San Joaquin Kit Fox are examples of endangered species in Kern County. There are many more animals that are in need of conservation, such as quail, chukar, rabbit, bear, deer, water fowl, and many more game animals. Kern County is among the top four counties in California in which quail and rabbits are taken by hunters. It is also a major source of chukars.

These animals are hunted by people living in the vicinity as well as those from the surrounding metropolitan areas. The hunters of these animals contribute to the economy of this county.

Land administered by the Bureau of Land Management and the United States Forest Service provides large areas of wildlife habitat within the county. The Fish and Game Department manages programs on lands having public access. Private land is also used as hunting grounds where the hunter leases rights of access and use.

While lands inhabited by most wildlife are not located in the city, the citizens have a vested interest in the conservation of wildlife habitat.

### Goals

1. To promote the survival of all existing wildlife types, both indigenous and introduced.
2. To properly utilize wildlife resources for recreational benefits.
3. To reduce loss of key wildlife habitat to uses which are detrimental to wildlife types.

### Policy

1. The preservation of all species of animals is deemed essential to the citizens of the city. Public and private owners of wildlife habitat are encouraged to operate these areas in a manner that reflects good management principles and conserves the wildlife habitat.
2. Within the sphere of interest of the city, the effect of land use projects and wildlife habitat will be reviewed by the planning agency in the decision-making process.
3. Land uses known to be detrimental to wildlife habitats will be guided to other areas where such use would not be detrimental to wildlife.



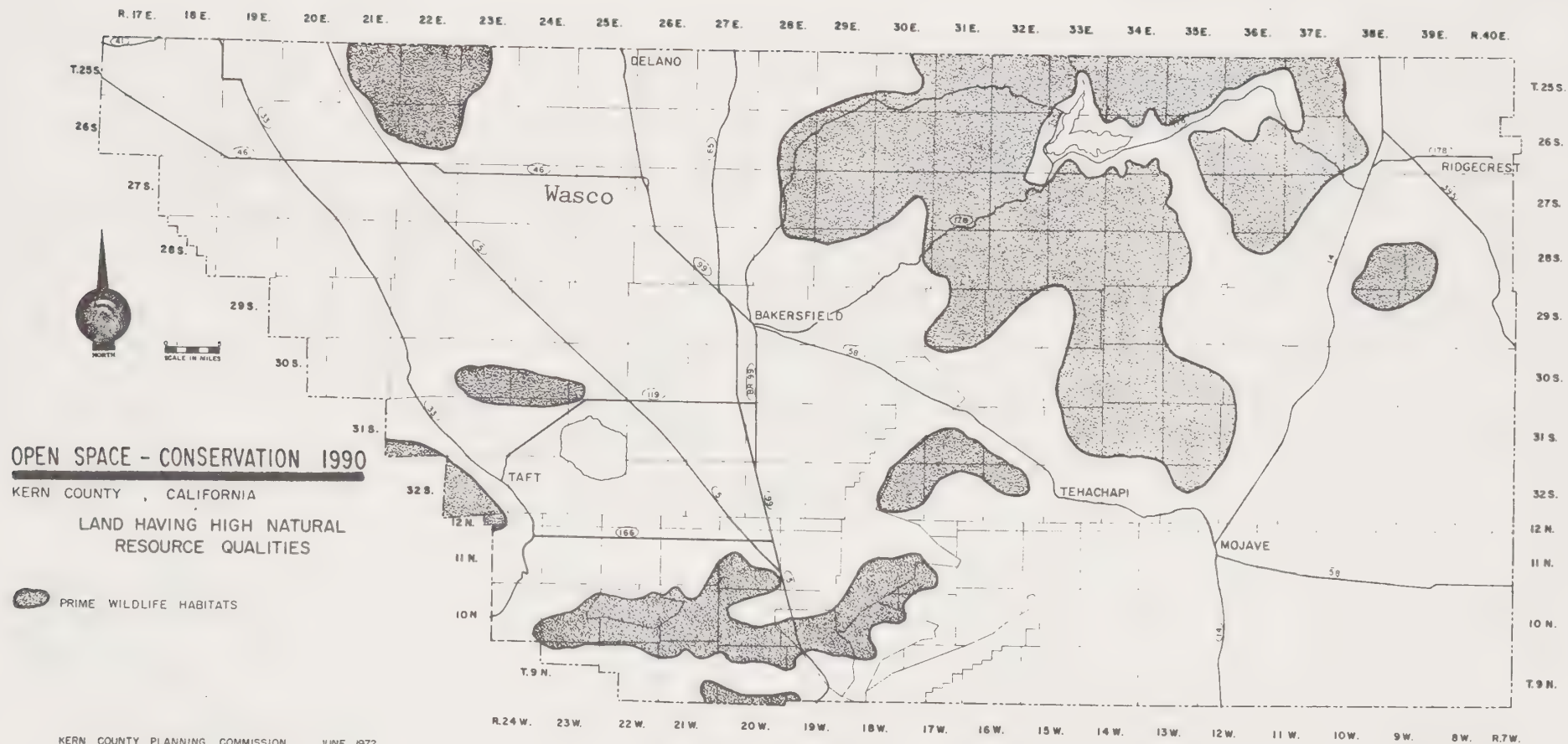
4. Land use activities in important wildlife habitat areas should be restricted to that which is tolerable by the wildlife inhabitants.
5. The establishment of wildlife preserves in areas containing rare or endangered wildlife species should be encouraged.
6. Zoning classification, as necessary, to assure protection of important natural wildlife habitats and botanic communities from detrimental uses should be utilized or adopted.
7. Sustained yield concepts of wildlife management to promote the use of wildlife resources for recreation purposes should be encouraged.

#### Implementation

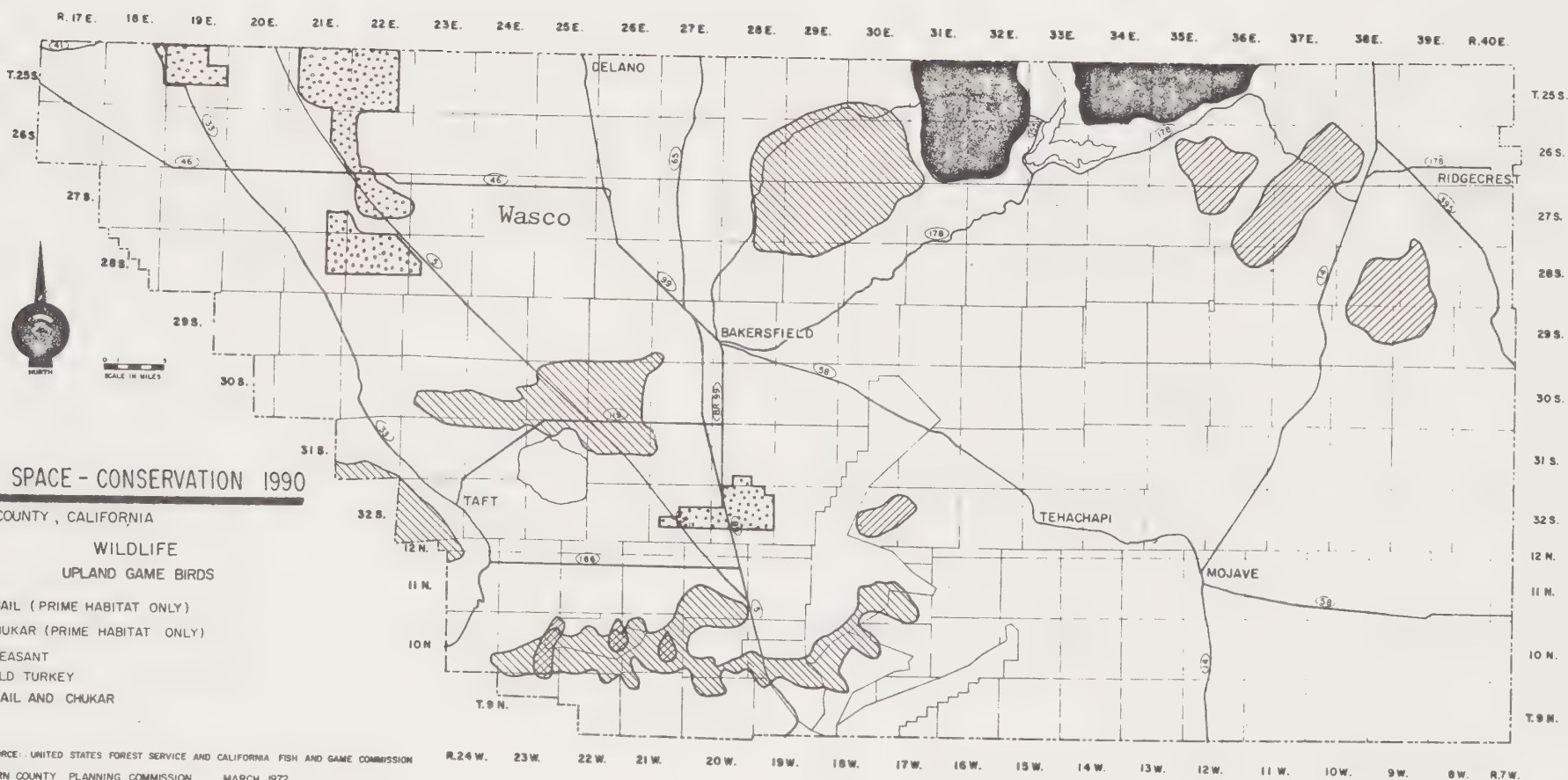
1. Establish regulations preventing off-road vehicle use in known key wildlife habitat areas, both on public and private land. The regulations could be patterned after those regulating the use of firearms in various portions of Kern County.
2. Amend established zoning where necessary to prevent use of land that may be detrimental to wildlife in important habitat areas, as shown on the adopted Open-Space and Conservation Element Plan map.
3. Initiate a study to determine the feasibility of establishing additional wildlife refuges in Kern County with state and/or federal assistance, with local fish and game associations cooperating.



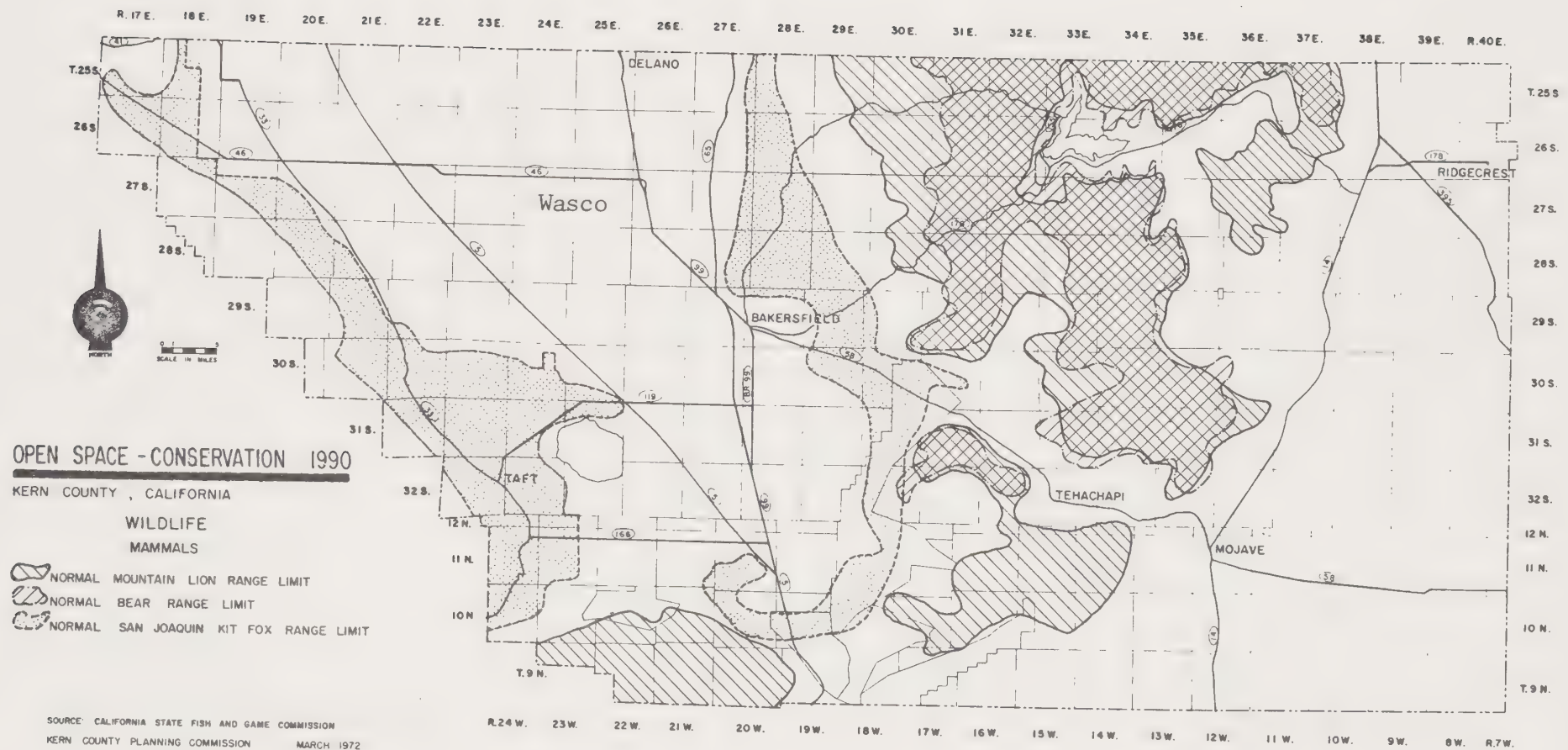




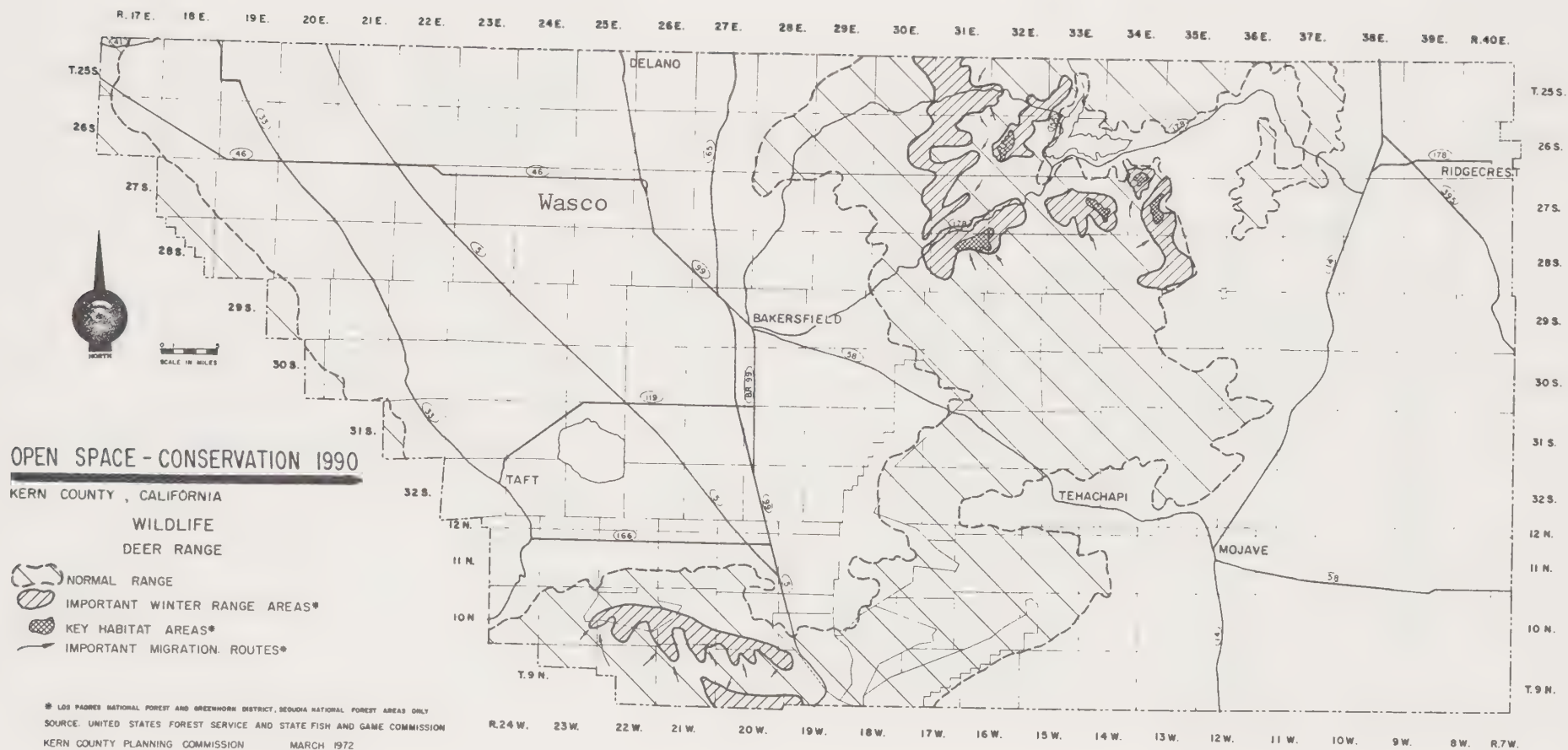


















SOURCE: CALIFORNIA STATE FISH AND GAME COMMISSION  
KERN COUNTY PLANNING COMMISSION      MARCH 1972



## 8. MINERALS

One of the area's basic industries is mineral extraction and processing. Kern County is the largest producer of minerals in California, with a production value of almost a quarter of the state's total.

Petroleum products now form about 80% of the mineral production. Most of the remainder is divided over the following products in sequence of their relative production value:

Borates (Borax and Kernite), which supply more than 70% of the world's requirements of boron compounds.

Limestone, used in the manufacture of Portland cement.

Sand and gravel, used mainly by the construction industry.

Stone (marble, sandstone, schist, etc.), used for building stone and crushed and broken into granules for manufacture of roofing materials.

Gypsum (mostly gypsite containing 60% to 70% gypsum), mainly used for conditioning alkali soils.

Clay (bentonite, kaolinite and other clays), used for many purposes, among which is drilling mud.

Pumice, pumicite, used in many products, among which are cleansing compounds, acoustical plaster, and paint fillers.

Salt, produced at Saltdale from Loehn Dry Lake brines. Much of the production is used locally as feed for cattle.

Gold, small amounts with a value of several thousands of dollars are still produced.

Oil and gas producing fields are located throughout the western half of Kern County. Some fields are marginal producers and some quite prolific. As production declines, some of these areas will be converted to other uses. Many of the petroleum fields are presently used, or have the potential for beneficial secondary use, such as intensive and extensive agricultural. Where this capability exists, the secondary use should be promoted and protected to further the production of food and fiber. Petroleum related industries and services should be located in or near the areas of petroleum production.

Minerals of many types are found throughout the Kern County area. Most areas of high mineral content are not actively mined or are dormant because of the high extraction costs; however, the potential for future mining activities exist, depending on the extent of the mineral bodies, quality of the material, and prevailing market price. Industries and mineral processing plants associated with the mining industry should be located within the designated mining areas, depending on such factors as water availability, labor source, transportation costs, and environmental consideration.



## Goal

To judiciously utilize the natural resources for the benefit of the people of the area and the nation without detriment to the environment and to insure efficient use of the natural resources.

To efficiently utilize all available minerals and mineral resources found in this area without unnecessary damage to the environment.

## Policy

1. The esthetic nature of the landscape is to be preserved. Mining and mineral processing operations should not be detrimental to the use capability of surrounding properties because of noise, odor, dust, vibration, or related hazards and inconveniences.
2. Mineral processing operations and petroleum refineries should be located close to the material source.
3. Mineral and oil waste products should be disposed of in a manner having the least possible detrimental effect upon scenic vistas and the environment.
4. Large scale displacement of earth should be avoided whenever alternate economic methods of extraction are available.
5. Mining and petroleum extraction shall not have an adverse effect upon water sources and watersheds.
6. Consideration shall be given to protect wildlife and livestock from the dangers of mining and petroleum product extraction.
7. Identified mineral lands should be regulated to uses which will not restrict or deter potential mineral production.
8. Potential use of existing oil fields to allow for appropriate conversion of uses after oil production activities cease should be evaluated.
9. Mandatory regulatory measures to protect the environment and surrounding land uses from possible pollution by noise, dust, smoke, and water contamination should be instituted.
10. Where feasible, rehabilitation of the natural landscape after mineral production and extraction has ceased should be required.

## Implementation

1. Establish a zone classification which will create a mineral area reserve, allowing only uses which will not seriously restrict future production. The new zone classification should be established on identified mineral resource land.
2. Amend the Zoning Ordinance to require Board of Zoning Adjustment approval for all proposed mining and milling operations involving inorganic mineral products.

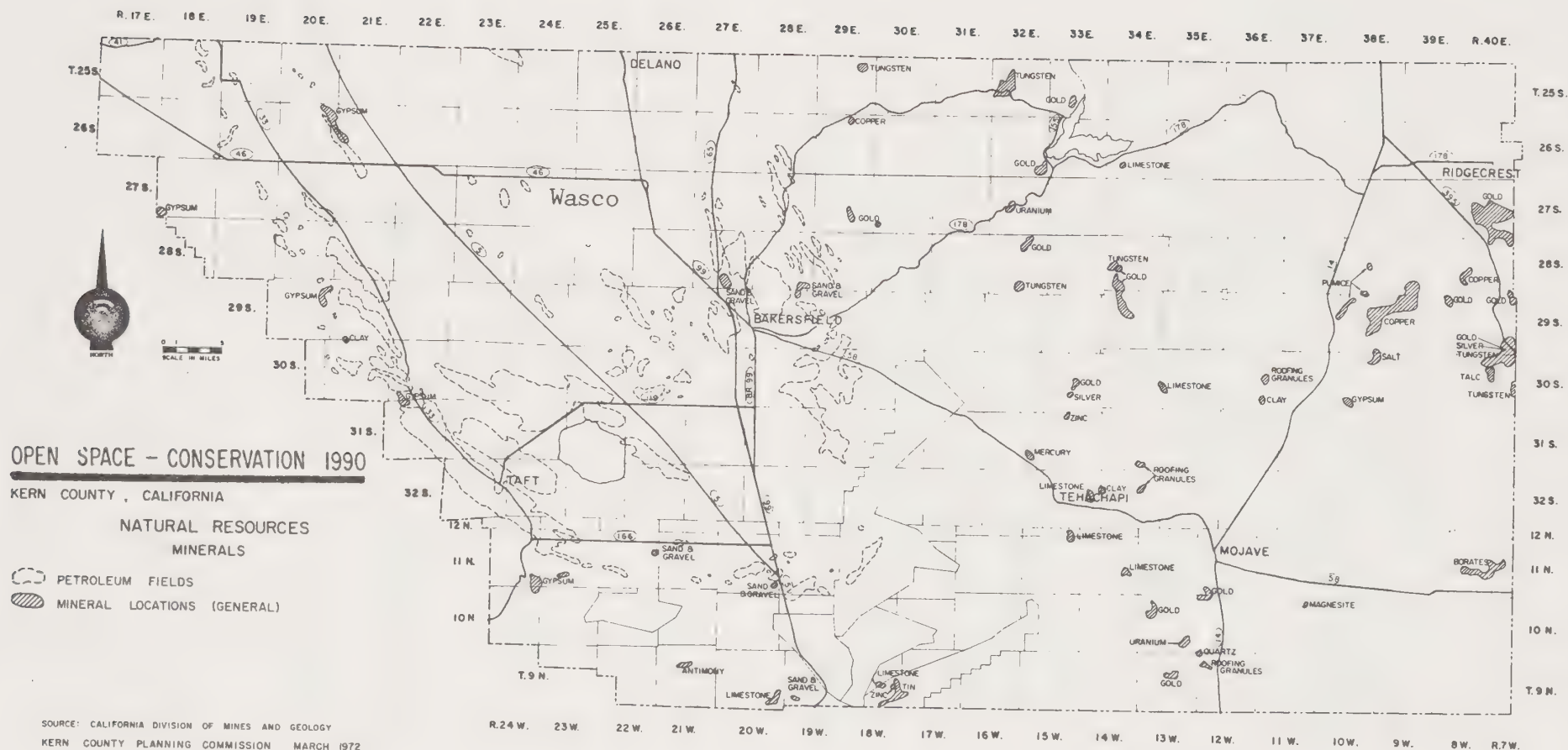


3. Initiate studies to determine what controls and rehabilitation measures may be effective and feasible to protect environmental qualities from mining and mineral production activities.
4. Designate mineral rich areas on the land use maps of the General Plan.





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## 9. OTHER RESOURCES

### Botanical

As a natural resource, the botanical community is frequently slighted when conservation programs are proposed, yet this classification is vital to a balanced program. Kern County is ideally located at a point where high desert; low Great Central Valley; Sierra Nevada, Tehachapi, and Temblor mountains converge to form a variety of environmental conditions. The confluence of these various botanical regimes has produced a large array of natural plant communities. Specialized vegetation associations include botanic species that are unique to Kern County. In some instances, there are areas that exist as remnants of pre-existing natural vegetation which has been either eliminated from other vicinities or, in response to environmental changes created by human occupancy, have been greatly altered in their organic structure.

Those natural botanic communities that remain, especially those endemic to Kern County are worthy of protection. Existing land use practices do not provide protection, but instead pose a real and immediate threat to some of the unique plant communities. In most cases the botanic areas have the capability of also supporting additional open-space uses that are compatible with the plant life. Limited livestock grazing is frequently compatible with many varieties of plants. All botanic areas serve as wildlife habitat--some encompassing the prime habitat of several rare and endangered animal species. A well developed program can provide protection for multiple uses and, thereby, enhance the overall value of the project.

### Goals

To preserve natural areas having unique and/or endangered plant types or plant communities.

### Policy

1. Areas containing unique plant life should be restricted or human use activities minimized, so uses will not be detrimental to plant types.
2. The inclusion of identified areas containing unique plant life into specific land conservation programs by all governmental agencies should be provided.
3. The off-road vehicle use in identified unique plant life areas should be controlled.

### Implementation

1. Establish regulations preventing off-road vehicle use in identified unique plant life areas, both on public and private land.
2. Amend established zoning, where necessary, to prevent use of land that may be detrimental to unique plant types in identified areas, as shown on the adopted Open-Space and Conservation Element plan map.

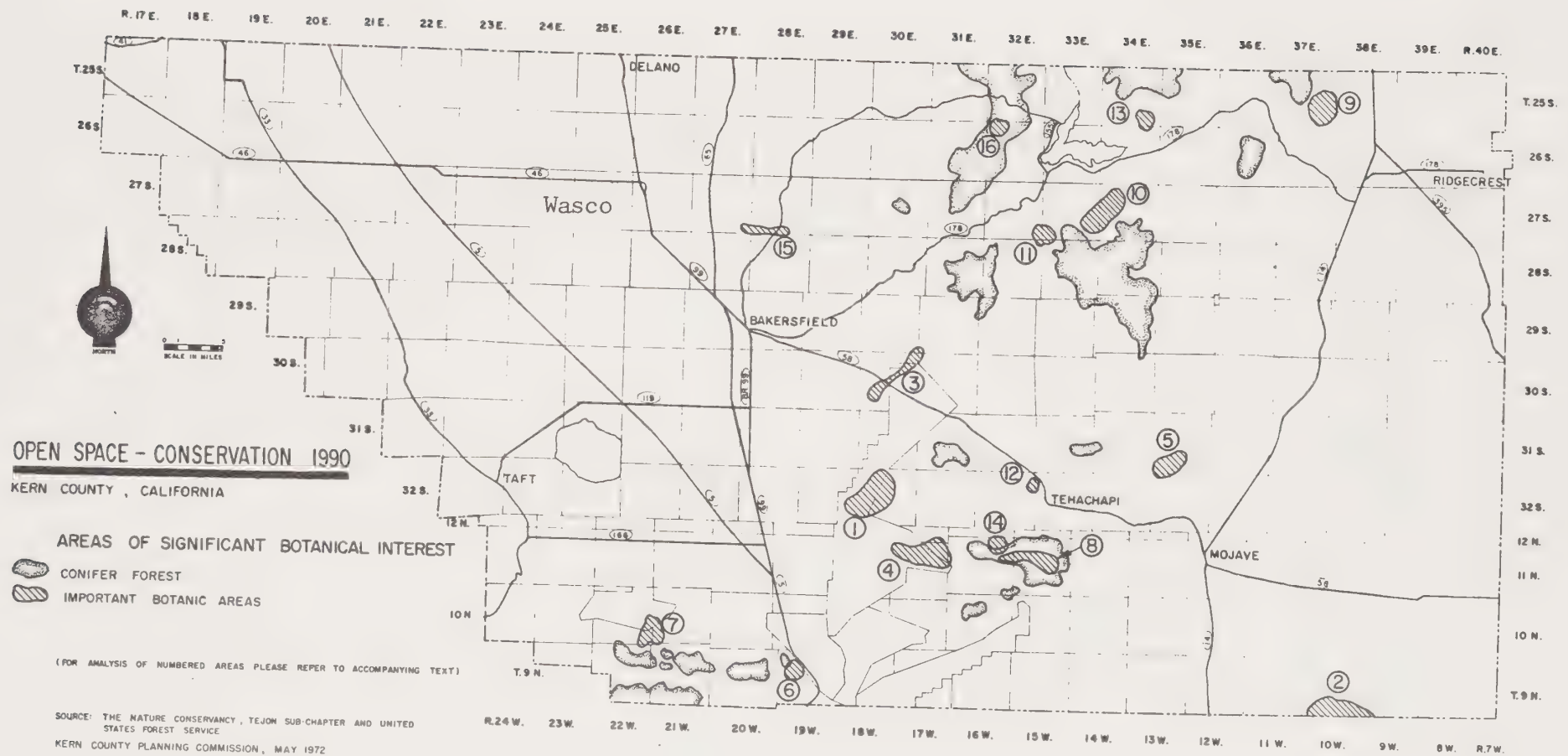


## NATURAL BOTANIC COMMUNITIES

(Refer to map for locations)

- Site No. 1 Area includes two rare and endangered endemic, botanical species:  
-- Harvest Brodiaea (Brodiaea coronaria var Kernenses)  
-- White Tidy Tip (Layia leucopappa)
- Site No. 2 Area contains a representative desert vegetation association, one of which is a rare and endangered endemic species:  
-- Spreading Loefflingia (Loefflingia pusilla)
- Site No. 3 Principal habitat for the rare and endemic Bakersfield cactus:  
-- Opuntia Treleasei
- Site No. 4 Area contains the rare and endemic species:  
-- Kern Poppy (Eschscholzia caespitosa var Kernensis)  
-- Other species: Baby Blue Eyes, Blue Fiddleneck, Owls' Clover and Blazing Star
- Site No. 5 Habitat of the rare species:  
-- Piute Jewel Flower (Steptanthus cordatus var Piutensis)
- Site No. 6 Area of the very rare and local:  
-- Tejon yarrow (Eriophyllum lanatum var Hallii)
- Site No. 7 Distinctive plant types include:  
-- San Emigdio alum root (Heuchera caespitosa)  
-- Big Cone spruce, Jeffery pine, Bush lupine, and Maricopa lily
- Site No. 8 Colony of very rare, endemic:  
-- Alpine phacelia (Phacelia humilis var Dudleyi)  
-- Manzanita, White fir and Longleaf willow
- Site No. 9 Scrub association contains two uncommon endemic plant species:  
-- Kern Camissonia (Camissonia Kernensis)  
-- Charlottes phacelia (Phacelia Nashiana)
- Site No. 10 Notable Kern endemic species:  
-- Piute Cypress (Cupressus nevadensis)
- Site No. 11 A rare and unique endemic species:  
-- Kern Navarretia (Navarretia setiloba)
- Site No. 12 A rare and recently discovered:  
-- Tehachapi Slender Salamander
- Site No. 13 Scarce endemic:  
-- Onyx bedstraw (Galium angustifolium var Onycense)
- Site No. 14 Very specialized vegetative association:  
-- Shin-Oak Chaparral
- Site No. 15 A rare and local marsh in southern San Joaquin Valley.
- Site No. 16 Extremely rare and endemic botanic species:  
-- Western Mariposa (Calochortus coerulea var Westonii)









## 9. OTHER RESOURCES

(This space is for the inclusion of resources not included in the text, which the city may wish to incorporate in their plan.)

Historical

Scenic



## ACTION PROGRAM

### Plan Implementation

The objectives of the plan can only be realized through a joint effort between private individuals and public agencies in the use of various government tools available for implementation purposes.

### The Role of the City

Local governments, in implementing the plan, will use zoning regulations, building setback regulations, subdivision regulations, building codes health codes, and housing codes. As supplementary material, various other elements of the general plan should be used. These include land use, circulation, housing, open-space, seismic safety, noise, and scenic highway elements. In addition to its use in long-range planning, the plan will be used as a guide in making capital improvements.

The zoning ordinance is the primary means of translating land use proposals into precise land use patterns. The purpose of zoning is to regulate the use of land and buildings and to protect areas of uniform development from incompatible land uses. Lot size and the location of structures are also functions of the zoning ordinance. Substantial tax monies are saved because utilities and other services can be planned and developed in an orderly, efficient manner.

Building setback regulations in specific locations are primarily enforced by means of the highway zoning plan (Official Plan Lines), which is used to assist in the implementation of the circulation element of the plan, by requiring that new improvements be set back along roads that eventually will be widened. The ultimate road width required is mapped and subsequent improvements must be built behind future street lines. Substantial tax monies are saved because expensive improvements are not located in areas scheduled for future widening.

A tool which is used to implement both the land use and circulation elements is the subdivision ordinance, which sets minimum standards for the division of land into parcels for homes and other uses. These regulations are designed to insure that the future value of sites is not lessened because of unwise land division and design and construction of substandard streets and utilities which the community would subsequently be required to improve at the taxpayers' expense.

Public improvements are investments made by the cities and county in facilities which will benefit their residents. The plan relates these improvements to each other and to the area within which they are located.

The following codes and regulations will assist the city in implementing this plan: The building, housing, and health codes provide for the sound construction of buildings, adequate light, air, room sizes, and sanitary facilities.

The Air Pollution Control Board's San Joaquin Valley and Southeast Desert Implementation Plans have been developed to assure that the high quality of the air will be maintained. These plans include detailed implementation procedures and standards which should be utilized by all jurisdictions.



The Areawide Housing Element and the individual housing elements of the incorporated cities form a firm basis for provision of a variety of housing types for all residents of the area. These plans have just been completed.

The development of a community is never complete; it is a continuing process. If the plans are to be useful and effective, they must be continually maintained and kept up to date. The proposals of the plan, therefore, should not be interpreted as unchangeable, but rather as indicating future proposals which were developed at a given point in time. As new factors evolve and conditions unfold, the plan is to be reviewed and updated. This updating should be undertaken at least every three to five years.

#### Procedure

A community's commitment to the planning process is measured by its willingness to enact the legislation which will give legal effect to its plans. The foregoing sections of the plan deal with the roles and responsibilities of local and other agencies. In this section recommended action is presented that must be taken to fulfill those responsibilities. It presents firm actions that are to be accomplished by the city agencies responsible for the city program and methods that will be used to accomplish their goals.

#### Action by City Departments

The conservation, development, and utilization program will continue to be developed in accordance with the priorities as follows:

1. Develop, or cause to be developed, zoning ordinances which include provisions for land conservation.
  - a. Conservation zones.
  - b. Seismic safety zones.
  - c. Flood plane zones.
  - d. Open space zones.
  - e. Scenic highway.
2. Develop, or cause to be developed, an open space element of the General Plan.
3. Update the Land Use Element of the General Plan.
4. Acquire real property that is essential for the preservation of natural, scenic highway, or historic values and that will become unavailable if not acquired.
5. Acquisition of real property and development of facilities for the provision of flood control, water supply, and waste disposal.
6. Acquire, protect, and preserve examples of natural and scenic landscape and significant evidence of history.



In order to accomplish this action program, the city will utilize limited general funds, donations of land, state and federal grants, and loans.

The city will continue to file applications for matching state and federal grant programs.

The city will continue to meet its responsibilities directly by administering the local plans and development.





## IMPLEMENTATION

Zoning, as practiced to date, has not inspired public confidence as a means of restricting the use of open space land. It has often been ignored by both prospective buyer and assessor. Hopefully, given the new legislative direction evidenced by the policies and procedures adopted with regard to the general plan, open space zoning will have the effect of an enforceable restoration as applied by municipalities.

It is important to stress here that the proposed new zoning is not prompted by discrimination of any sort. There is clearly no basis for saying that the amendments constitute either snob zoning or exclusionary zoning. The city is not in the position of municipalities which, through zoning, seek to restrict all but a very limited number of land uses and economic classes. Rather, this is a heterogeneous community within which provision has been made for nearly every kind of use reasonably suited to an urban area. It is a community characterized by a multitude of diverse commercial, industrial and recreational activities. The inclusion of lands zoned for open space use within the community will augment, rather than detract from the balance and variety of uses. Similarly, these land use restrictions are imposed with equal force upon a large number of landowners in a land area of considerable size, in a comprehensive manner, and allow a range of reasonable uses for all the property involved.

Zoning is never permanent; indeed, it cannot be for it must meet the changing needs and findings of the community. This is exactly what the city would be trying to do in enacting zoning consistent with the open space amendment to the general plan. One of the pressing needs of our times is for open spaces and green areas. A community such as the city must take into account that the area affected by certain topographic features is not only unsuitable for intensive development in terms of environmental constraints, but is also the only significant amount of relatively undeveloped land in the city. It has now become distressingly clear that the impact of unsuitable development and overdevelopment, with its inevitable side effects, can cause irreparable damage to a community.

Zoning is, of course, by its very nature both exclusionary and discriminatory. It limits the free use of property and it affects property values. The rationale for such limitations as enunciated by the courts is that the citizenry of a city has a legitimate interest in a rational and orderly developmental process for their municipal environment that overrides any specific private landholders interest in the absolutely free and unrestricted use of his land.

It is clear that where no vested rights exist, the power of a government authority to zone is also the power to rezone. There is no "down zoning," "up zoning," or "back zoning," but only zoning to allow greater or lesser density, or more or less intensive use. Mere loss of economic value as a result on zoning or rezoning is not, and has not been, the controlling factor in determining the validity of such regulations. In California the courts have held that the loss of value--short of precluding all use of land--is, of itself, of no legal consideration at all. The essential questions are whether or not the zoning imposed is reasonable in context, and whether or not it is arbitrary in its application to the affected property.



Certainly, where the police power has been exceeded and there has been either an actual taking--amounting to an easement--or a deprivation of all use of the property, there might be a compensable taking of the land.



## APPENDIX A

### EDUCATION FOR NATURAL RESOURCE CONSERVATION

Education in and for the conservation of natural resources should be an integral part of the elementary and high school curriculum. This will require an increasing emphasis on education for recreation and conservation.

In the past, appreciation of the role our natural resources played in our countries development has been neglected in most school programs. It has been widely assumed that the home and community agencies would provide the opportunities for individuals to acquire knowledge of conservation principles and an appreciation of our natural resources. But with the shift and increase of population and the changing patterns of work and leisure, it has now become apparent that children need to be taught the importance of conserving our natural resources in order to prevent waste and destruction of these elements.

The school's responsibility in the field of conservation should be to:

1. Provide an awareness of man's place within the total natural environment.
2. Teach the wise use and conservation of natural resources, such as forests, wildlife, fisheries, minerals, soils, water.
3. Teach skills, knowledge, and attitudes for maximum satisfaction in outdoor pursuits and conservation of our natural resources.
4. Support a sound program for acquisition, conservation, utilization, and development of a natural resources program.

This responsibility should not end with the education of children, but should include adult education as well.

The teaching of conservation will have great effect on the outdoor resources of the nation. It will provide for resource care and protection, as well as to increase their use, because a sizable portion of the population will have a background for developing continued interest in our resources. This kind of education will be the best guarantee that people will know how to use these resources properly and to protect them for future generations.



## APPENDIX B

### PRESERVATION OF OPEN SPACE

#### METHODS OF PRESERVATION

Outlined below are some of the various methods of preserving open space and conservation areas, listed in approximate order of effectiveness and permanency.

##### 1. Acquisition in Fee

Full fee interest in land for open space and conservation may be acquired by purchase, through gifts, or by the process of eminent domain.

- a. Purchase and use by a public jurisdiction.
- b. Purchase--leaseback. Land is purchased by a public jurisdiction and leased back to the original owner or another party for uses compatible to open space objectives under conditions that may be stipulated by the public body. Variations could allow, where appropriate, leases for specific lengths of time or in life estate to the original owner.
- c. Purchase--saleback. Land is purchased by a public jurisdiction and resold to either the original owner or a third party with certain covenants or less certain rights, such as development rights.

##### 2. Acquisition of Partial Interest

Interests that are less than the fee simple in land include easements, leases, rights-of-entry, covenants running with the land, and other "development right," a term commonly used to indicate a broad range of less-than-fee interests. The purposes of the acquisition of dev development rights rather than of the entire fee interest are to (1) lower the costs of acquisition, (2) keep the land on the tax rolls, (3) permit land to remain in productive use, and (4) retain efficiency of private management.

- a. Development rights. The rights to develop the land to intensive uses are acquired by a public jurisdiction. The land and its use for other purposes remain in private ownership.
- b. Scenic or conservation easements. The right control land to a degree over and above what may be allowable through police powers is acquired by a public jurisdiction.

##### 3. Legislative Policy and Practice

A wide assortment of tax inducements involving preferential assessments, tax exemptions, tax deferrals, and other devices are currently in use in several states. The method of tax inducement utilized in





California is the Land Conservation Act (Williamson Act) of 1965, as amended. The use of tax inducements to date can best be looked upon as a temporary holding action for open space, subsidized by urban taxpayers with no promise of permanent open space for future use.

- a. Tax concessions. Taxes on lands serving open space needs are deferred or abolished in return for assurances that the land will be maintained in its open state.
- b. Differential assessments. Lands are assessed for their productive value instead of potential uses, e.g. "highest and best use."

#### 4. Regulatory Methods

The cities under their police powers can control the use that people make of their property. However, the Constitution prohibits governing bodies from depriving people of their property without due process of law. The dividing line between regulation and taking is imprecise. Regulatory schemes thus suffer the risk of being declared void as an unconstitutional taking of property. The regulatory schemes, be they zoning or taxation, also suffer from the fact that the restrictions are legislative and not incorporated into the legal title of the land. Thus they have little permanence and can be altered or abandoned at the discretion of the legislative body.

- a. Zoning. The basic "use" and "density" designation, plus "scenic conservation" and "special regulation"--combining districts where appropriate.
- b. Other statutes and ordinances concerned or related to conservation: health regulation, grading ordinances, pollution control laws, etc.

#### COST OF CONSERVATION

The high cost of acquiring land is usually considered one of the biggest barriers to preserving lands. While methods cheaper than full purchase of open space are available, some of them, such as the purchase of development rights and easements, can also be costly. These methods, and those of zoning and the granting of tax benefits to preserve open space, typically give the governing agency less control over development. Only full acquisition can assure that 30 years in the future open space will remain completely open.

Recent studies have suggested that in some cases the cost of retaining land as open space may be less than the cost of development. Savings in utility and service costs may offset the cost of open space acquisition.

#### METHODS OF FINANCING

Since both full acquisition and less-than-fee acquisition are likely to be quite costly, methods other than use of the property tax might be tapped:

##### 1. Sale of Delinquent Property

The county or cities could place all revenue from the sale of excess and tax delinquent property into a special conservation, development and utilization fund.



## 2. User Fees and User Taxes

For certain intensively developed facilities, user fees and taxes may pay for a portion of the development costs.

## 3. Leasing

The cities might derive revenue from purchased properties.

## 4. Alternative Tax Sources

a. Real Estate Transfer Tax. A real estate transfer tax, in the form of revenue stamps is charged when real estate changes hands. The current rate is \$.55 per \$500, charged to the seller. The tax rate is determined by the state. The cities in Kern County receive  $\frac{1}{2}$  of all revenues collected in the cities, with the remainder going to the county. All of the revenues collected in the unincorporated areas of the county remain in the county.

b. Gasoline Tax. Portions of this fund may be used for landscaping along scenic highways.

## 5. Federal Funds

a. The Land and Water Conservation Fund is a primary source of federal funds available for the purchase of open space land on a 50/50 matching fund basis. The administering agency is the Bureau of Outdoor Recreation, Department of the Interior. The fund is often seriously oversubscribed, so promptness of application is a must for early funding consideration.

b. Wildlife Restoration Fund. Administered by the State Wildlife Conservation Board, it provides funds for acquisition, development, and preservation of key wildlife areas.

c. Legacy of Parks Program. The Legacy of Parks Program consolidates the Department of Housing and Urban Development, Historic Preservation Program, and the Open Space Land and Urban Beautification Programs. The program provides matching grants to states and local public bodies for up to 50% of the cost for acquiring title or other interests in and developing open space land; for acquiring, restoring or improving sites, structures or areas of historic or architectural significance; and for public environmental improvements which provide long-term benefits in urban areas. In addition, the program provides grants to states and local public bodies for up to 75% of the cost for acquiring interest in undeveloped or predominantly undeveloped land which has significance in helping to shape economic and desirable patterns of urban growth. The objectives of the program include: to help curb urban sprawl and prevent the spread of urban blight and deterioration, to encourage more economic and desirable urban development, to assist in preserving areas and properties of historic or architectural value, and to help provide necessary recreational, conservation, and scenic areas. There are innumerable other federal funds available which can be used for costs relating to open space. Competition for grants is



stiff, however, and while making every effort to obtain funds, the county and cities should not count on state and federal programs for implementing its conservation program.

6. Private Funds

Private citizens and groups have set up non-profit land banks, or trusts, which are being used in various parts of this country to preserve open space in perpetuity, without the chance of sale or misuse--something which can occur in city-controlled or owned land. These trusts can be set up to include many of the provisions offered in connection with city or county acquired rights.



## APPENDIX C

### CHECKLISTS FOR EXAMING DEVELOPMENT PROPOSALS

The following factors should be considered when evaluating any proposed development.

#### PROCEDURAL OUTLINE FOR REVIEW OF DEVELOPMENT PROPOSALS

- I. Examination of the development proposal.
  - A. Development location, with respect to:
    1. Compliance with general plans, specific plans, open space plans, etc.
    2. Existing, adjacent development.
    3. Existing facilities (sewers, water, utilities, etc.).
    4. Adjacent non-urban uses.
    5. Historic sites, archeological sites, etc.
    6. Geology, soils, topography, drainage, surface waters, groundwater.
    7. Fish, wildlife, vegetation resources.
  - B. Type of development, and its appropriateness for the proposed site.
  - C. Site plan for the development.
  - D. Population parameters associated with the development.
    1. Estimated population size.
    2. Expected age distribution.
  - E. Existing job opportunities in the area in relation to the influx of people that will result from this development.
  - F. Needs of the development:
    1. Fire
    2. Police
    3. Sewerage
    4. Solid waste disposal
    5. Water supply





6. Streets and parking
7. Schools
8. Parks and recreations
9. Civic facilities
10. Other local government services

II. Examination of the costs and benefits associated with the proposed development.

A. Costs:

1. Fire
2. Police
3. Sewerage
4. Solid waste disposal
5. Water supply
6. Streets and parking
7. Schools
8. Parks and recreation facilities and programs
9. Civic facilities
10. Other local government costs
11. Miscellaneous costs

B. Benefits:

1. Tax revenue produced
2. Other local revenues
3. Economic base of the area
4. "Human resources" added to the area
5. Higher and better land use?

COSTS RESULTING FROM ADDITIONAL DEVELOPMENT

I. Fire protection costs.

A. Costs associated with required expansions:



1. Additional manpower
  2. Additional equipment
  3. Additional facilities
  4. Maintenance costs for additional equipment
  5. Maintenance costs for additional facilities
- B. Costs associated with additional loads on existing manpower, equipment, facilities:
1. Decrease in personnel efficiency
  2. Decrease in level of service to other areas
  3. Increased maintenance costs for existing equipment
  4. Increased maintenance costs for existing facilities
  5. Increased depreciation of existing equipment
  6. Increased depreciation of existing facilities
- C. Continuing yearly costs, as outlined above, for either relying on existing facilities or for expanding beyond the existing facilities.

## II. Police protection costs.

- A. Costs associated with required expansions:
1. Additional manpower
  2. Additional equipment
  3. Additional facilities
  4. Maintenance costs for additional equipment
  5. Maintenance costs for additional facilities
- B. Costs associated with additional loads on existing manpower, equipment, facilities:
1. Decrease in personnel efficiency
  2. Decrease in level of service to other areas
  3. Increased maintenance costs for existing equipment
  4. Increased maintenance costs for existing facilities
  5. Increased depreciation of existing equipment
  6. Increased depreciation of existing facilities



- C. Continuing yearly costs, as outlined above, for either relying on existing facilities or for expanding beyond the existing facilities.

### III. Sewerage service costs.

#### A. Costs associated with required expansions:

1. Additional trunk lines, sewer connections to homes, etc.
2. Additional pumping stations, expansions of treatment facilities, etc.
3. Additional maintenance and operational staff, equipment.
4. Acquisition of rights-of-way for trunk lines, etc.
5. Maintenance costs of additional sewer lines, rights-of-way.
6. Maintenance costs for additional pumping plants, expansions of treatment facilities, etc.

#### B. Costs associated with additional loads on existing manpower, equipment, facilities:

1. Decrease in efficiency, quality of treatment.
2. Increased maintenance costs for existing sewer lines.
3. Increased maintenance costs for pumping and treatment facilities.
4. Increased depreciation of sewer lines, maintenance equipment, etc.
5. Increased depreciation of pumping and treatment facilities.

- C. Continuing yearly costs, as outlined above, for either relying on existing facilities or for expanding beyond the existing facilities.

- D. Additional pollution caused by increased effluent flow and any decrease in the quality of the effluent.

### IV. Solid waste collection costs.

#### A. Costs associated with required expansions:

1. Additional manpower
2. Additional equipment
3. Additional disposal facilities
4. Maintenance costs for additional equipment
5. Maintenance costs for additional disposal facilities



- B. Costs associated with additional loads on existing manpower, equipment, facilities:
    - 1. Decrease in personnel efficiency
    - 2. Decrease in level of service to other areas
    - 3. Increased maintenance costs for existing equipment
    - 4. Increased maintenance costs for existing disposal facilities
    - 5. Increased depreciation of existing equipment
    - 6. Increased depreciation of existing disposal facilities
  - C. Continuing yearly costs, as outlined above, for either relying on existing facilities or for expanding beyond the existing facilities.
  - D. Additional air, water, soil pollution from solid waste disposal practices.
- V. Water supply costs.
- A. Costs associated with required expansions:
    - 1. Additional water mains, connections to homes, etc.
    - 2. Additional wells, pumps, treatment facilities, etc.
    - 3. Additional rights-of-way for extensions of water lines
    - 4. Additional maintenance and operational staff and equipment
    - 5. Maintenance costs of additional water lines, rights-of-way, etc.
    - 6. Maintenance costs of additional wells, pumps, treatment facilities, etc.
  - B. Costs associated with additional loads on existing manpower, equipment, facilities:
    - 1. Decrease in efficiency or quality of service
    - 2. Increased maintenance costs for existing water lines
    - 3. Increased maintenance costs for wells, pumps, treatment facilities
    - 4. Increased depreciation of existing equipment
    - 5. Increased depreciation of existing facilities
  - C. Continuing yearly costs, as outlined above, for either relying on existing facilities or for expanding beyond the existing facilities.





D. Overdraft of groundwater supplies, depletion of surface water flows and supplies:

1. Effects on overall regional water supply
2. Ecological effects of changes in surface and subsurface water supplies and flows

VI. Street and highway costs.

A. Costs associated with required expansions:

1. Additional road construction and alteration
2. Additional highway maintenance personnel
3. Additional highway maintenance equipment
4. Maintenance costs for new and altered roads
5. Maintenance costs for additional equipment
6. Additional municipal parking facilities
7. Maintenance costs of additional parking facilities

B. Costs associated with additional loads on existing manpower, equipment, facilities:

1. Increased traffic congestion
2. Increased accident rates
3. Required changes in sign control at intersections affected by increased traffic loads
4. Increased load on existing municipal parking facilities
5. Increased maintenance costs for existing highways
6. Increased maintenance costs for existing parking facilities
7. Increased maintenance costs for existing highway maintenance equipment
8. Decrease in efficiency of road maintenance
9. Increased depreciation of highway maintenance equipment

C. Continuing yearly costs, as outlined above, for either relying on existing facilities or for expanding beyond the existing facilities.

D. Environmental costs:

1. Increased air pollution from increased vehicular traffic volumes and densities



2. Increased noise pollution from increased traffic volumes and densities
3. Increase in acreage of impervious surfaces, resulting effects on runoff, stream flows, groundwater recharge

VII. School costs.

- A. Costs associated with required expansions:
  1. Additional manpower, teachers and staff
  2. Additional supplies and equipment
  3. Additional facilities
  4. Maintenance costs of additional equipment
  5. Maintenance costs of additional facilities
- B. Costs associated with additional loads on existing manpower, equipment, facilities:
  1. Decrease in teaching effectiveness
  2. Increased maintenance costs for existing equipment
  3. Increased maintenance costs for existing facilities
  4. Increased depreciation of existing equipment
  5. Increased depreciation of existing facilities
- C. Continuing yearly costs, as outlined above, for either relying on existing facilities or for expanding beyond the existing facilities.

VIII. Park and recreation costs.

- A. Costs associated with required expansions:
  1. Additional manpower
  2. Additional equipment
  3. Additional facilities
  4. Maintenance costs for additional equipment
  5. Maintenance costs for additional facilities
- B. Costs associated with additional loads on existing manpower, equipment, facilities:
  1. Decrease in personnel efficiency (administrative, program, maintenance)



2. Decrease in level of service to other areas (drain on time of program personnel, etc.)
  3. Overcrowding of facilities; decline in value of recreational use of these facilities for the population as a whole
  4. Increased maintenance costs for the existing equipment
  5. Increased maintenance costs for the existing facilities
  6. Increased depreciation of the existing equipment
  7. Increased depreciation of the existing facilities
- C. Continuing yearly costs, as outlines above, for either relying on existing facilities or for expanding beyond the existing facilities.

IX. Civic facilities costs.

A. Costs associated with required expansions:

1. Additional manpower
2. Additional facilities
3. Expansion of holdings (for libraries, museums, etc.)
4. Maintenance costs for additional facilities
5. Maintenance costs for additional holdings

B. Costs associated with additional loads on existing manpower, facilities, holdings:

1. Decrease in personnel efficiency
2. Decrease in level of service to other areas
3. Increased maintenance costs for existing facilities
4. Increased maintenance costs for existing holdings
5. Increased depreciation of existing facilities
6. Increased depreciation of existing holdings

C. Continuing yearly costs, as outlined above, for either relying on existing facilities or for expanding beyond the existing facilities.

X. Other local government costs.

A. Costs associated with required expansions:

1. Additional manpower



2. Additional equipment
  3. Additonal facilities
  4. Maintenance costs for additonal equipment
  5. Maintenance costs for additional facilities
  - B. Costs associated with additional loads on existing manpower, equipment, facilities:
    1. Decrease in personnel efficiency
    2. Decrease in level of service to other areas
    3. Increased maintenance costs for existing equipment
    4. Increased maintenance costs for existing facilities
    5. Increased depreciation of existing facilities
  - C. Continuing yearly costs, as outlined above, relying on existing facilities or for expanding beyond the existing facilities.
- XI. Miscellaneous costs.
- A. "Amenity costs" of increased urban sprawl.
  - B. Increased conflict between urban and non-urban land uses.
  - C. Displacement of previous land uses which had higher social, though not economic values.
  - D. Alteration of the landscape by cuts, fills, etc.
  - E. Indirect costs from resulting increase in commercial, industrial development--sewers, water supply, solid waste, fire, police, traffic loads, etc.
  - F. What of hidden costs of developing with interim facilities, i.e. drainage, septic and individual wells? Delays public improvement, making cost much higher when provided on piece-meal basis.

#### BRIEF LIST OF BENEFITS FROM ADDITIONAL DEVELOPMENT

- I. Additional revenues to local government.
  - A. Taxes:
    1. Property tax
    2. Sales tax
    3. In lieu taxes from the state
      - a. Gas tax funds





- b. Cigarette tax funds
    - c. Motor vehicle use tax funds
  - 4. Mobile home use tax
  - 5. Real estate transfer taxes
  - 6. Business license tax
  - 7. Other tax revenues to local government
- B. Other local revenues:
  - 1. Sewerage fees
  - 2. Water service fees
  - 3. Liquor licenses
  - 4. Court fines
  - 5. Filing fees (for Planning Commission, City Council, Board of Supervisors matters, etc.)
  - 6. Sale of zoning ordinances, maps, etc.
  - 7. Building inspection fees
  - 8. Other local fees, etc.

## II. Indirect benefits.

- A. Indirect local revenues--taxes, etc., from commercial, industrial development resulting from increased residential development.
- B. Economic base of the area, from direct or induced commercial and industrial development:
  - 1. Increased employment opportunities
  - 2. Increased variety in commercial goods and services available locally
  - 3. More diversified local economy, less subject to major disruption by a single sector
- C. Additional "human resources" for the community.
- D. Better, more rational land use.



## APPENDIX D

### WORK PROGRAM ITEMS

#### ELEMENTS OF THE GENERAL PLAN

Prepare a Conservation Element, identifying valuable wildlife habitat and natural hazard areas.

Prepare a Seismic Element after securing the necessary information from qualified consultants.

Prepare a Scenic Highway Element.

Prepare a Noise Element.

#### STUDIES AND REPORTS

Continue the study of methods of preserving areas with conservation assets and prepare reports of findings.

Continue to analyze means of replenishing underground water supplies and to study reuse of waste water.

Initiate an interagency study of the requirements and possible locations for a motor-bike trail system in the unincorporated areas.

Initiate a study of means to mitigate environmental damage from construction or structural uses.

Prepare guidelines and procedures for the preparation and review of environmental impact statements.

Encourage a study of the potential economic value of recreation to the county.

Develop standards, which consider ecological factors, for the regulation of dredging, excavation, and maintenance of waterways.

Analyze present procedures for notifying the public of pertinent meetings and information, and determine methods to improve the flow of information.

#### PROVIDING INFORMATION TO THE PUBLIC

Provide information and prepare reports relating to the region's natural resources.

Join in the sponsoring of educational programs designed to promote an understanding of the value of agricultural lands for food production and open space.

Provide information on the advantages to the public of keeping urban development contiguous to existing urban centers to avoid conflict with agricultural uses.



Prepare information for distribution on alternative and compatible uses incidental and complementary to agricultural land uses.

Make copies of a proposed project's environmental impact statement available to all interested parties.

Provide information to the cities and the county on the regulation of land use in flood plains.

Continue to obtain and distribute information on federal and state programs that contribute to the development of projects in the county.

#### PROVIDING TECHNICAL INFORMATION

Identify the aquifer recharge areas and submit proposed protective regulations to the local agencies.

Develop a program to establish a basis for the cooperation of land owners in the development of an equitable means of rebuilding and maintaining levees.

Develop a model tree protection ordinance for adoption by the city.

Develop a model ordinance for an open space zone.

Provide information to the cities and the county on the regulation of land use in flood plains.

#### COORDINATION OF PUBLIC AGENCIES

Coordinate a study with agencies involved in vegetation removal to develop a program of more prudent weed control practices.

Coordinate an annual review of the cities and the county of the overall effect of the Land Conservation Act preserves and contracts in Kern County.

Promote legislation that increases recreational appropriations to the counties of impact.

Coordinate the planning and development of continuous bikeways, incorporating the proposals of the State Division of Highways, the county, and the cities.

Coordinate the joint planning of the cities and the county in the provision of ribbon parks where there are two or more jurisdictions involved.

Arrange meetings with the county to discuss compatibility of respective conservation plans.

Coordinate the development of local open space and conservation zoning ordinances to assure compatibility of all open space plans within the county.



Provide liaison between governmental jurisdictions, ecology, and other community groups to develop a voluntary patrol organization to assist in educating trail users and supervising trails and nature study areas.

Coordinate with the state to develop the potential for trails and access points along water transfer projects.

Establish a citizens advisory committee to the APA representative of the entire county population, to be retained on a permanent basis to review, criticize, and comment on policies--as the policies are being developed.





## A C K N O W L E D G M E N T

The City Council of the City of Wasco is greatly appreciative of the efforts put forth by the individuals and agencies involved with the preparation of this element for the General Plan and taking this opportunity to thank each and everyone.

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CERTIFICATION OF ADOPTION  
by the  
CITY COUNCIL

We hereby, certify that this document, text, accompanying tables, and maps constitute a "Conservation Element" of the City of Wasco, as required by Section 65302, paragraph (d) of the Government Code, State of California. This "Conservation Element" proposed as a part of the General Plan and having been reviewed by the planning agency and said agency having made its recommendation to this council, was adopted by Resolution No. 502 of the Wasco City Council at its regular meeting of the 26th day of June, 1973, after conducting a public hearing pursuant to Section 65351 of the Government Code, State of California.

Signed by:

Wm. H. Whittaker  
Mayor, City of Wasco

A. F. Payton  
City of Wasco

C124894628

Grateful acknowledgement is made to the following groups for their contribution to this plan:

United States Government

Agricultural Department  
Army Corps of Engineer  
Department of Interior  
Bureau of Land Management  
Conservation Director  
U.S. Fish and Wildlife Service  
Outdoor Recreation Resources Review Commission

State of California

Department of Conservation  
Department of Fish and Game  
Department of Parks  
Department of Water Resources  
California Regional Water Quality Control Board

County Departments

Board of Trade  
Department of Agriculture  
Department of Parks and Recreation  
Department of Planning  
Department of Public Works  
Kern County Water Agency

Organizations

California National Area Inventory  
Native Plant Society  
Nature Conservancy, Tejon Subchapter  
Project Land Use  
Sierra Club, Kern Kaweah Chapter

